

Unit 1648 - Decoplage

1648 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A10940317
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,600,000
List PPSF:	\$1,345
Valuated Price:	\$1,269,000
Valuated PPSF:	\$1,066

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	625
Number of active listings for rent:	129
Number of active listings for sale:	47
Building inventory for sale:	7%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

Building Association Information

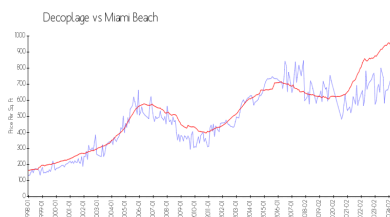
The Decoplage Condominium Association
305-672-3594
property manager : 305.476.9188

<http://www.decoplagecondominium.com/>

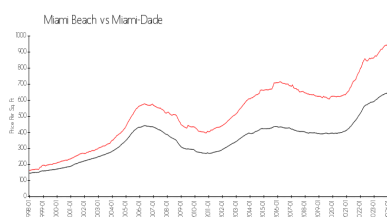
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
436	535 sq ft	Apr 2024	\$405,000	\$757
818	535 sq ft	Mar 2024	\$305,000	\$570
919	525 sq ft	Feb 2024	\$469,000	\$893
530	550 sq ft	Dec 2023	\$375,000	\$682
932	545 sq ft	Nov 2023	\$350,000	\$642
543	845 sq ft	Nov 2023	\$530,050	\$627
303	530 sq ft	Nov 2023	\$305,000	\$575

Market Information



Decoplage: \$744/sq. ft.
Miami Beach: \$952/sq. ft.



Miami Beach: \$952/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale



Decoplage	8%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Decoplage	135 days
Miami Beach	98 days
Miami-Dade	81 days