

# Unit 1633 - Decoplage

1633 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                                    |
|-----------------|------------------------------------|
| MLS Number:     | A11029243                          |
| Status:         | Active                             |
| Size:           | 890 Sq ft.                         |
| Bedrooms:       | 1                                  |
| Full Bathrooms: | 2                                  |
| Half Bathrooms: |                                    |
| Parking Spaces: | 1 Space,Valet Parking              |
| View:           | Ocean View,Direct Ocean,Other View |
| Rental Price:   | \$5,000                            |
| List PPSF:      | \$6                                |
| Valuated Price: | \$759,000                          |
| Valuated PPSF:  | \$853                              |

*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

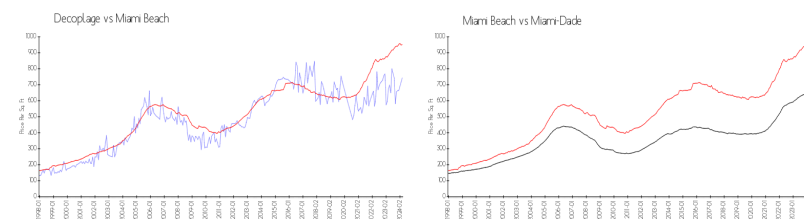
|  |     |
|--|-----|
| Number of units:                         | 625 |
| Number of active listings for rent:      | 129 |
| Number of active listings for sale:      | 47  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 22  |
| Number of sales over the 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/>

## Market Information



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

