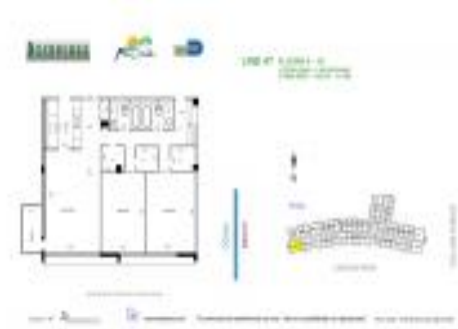


Unit 1047 - Decoplage

1047 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11163892
 Status: Active
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Guest Parking,Valet Parking
 View: Ocean View,Direct Ocean
 Rental Price: \$7,000
 List PPSF: \$6
 Valuated Price: \$1,153,000
 Valuated PPSF: \$969



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

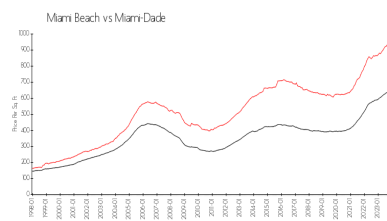
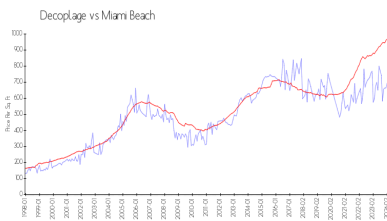
Number of units: 625
 Number of active listings for rent: 129
 Number of active listings for sale: 47
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

Building Association Information

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

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

Market Information



Decoplage:	\$718/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/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 99 days
 Miami-Dade 81 days