

# Unit 1025 - Decoplage

1025 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11291622
Status:	Active
Size:	565 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$339,000
List PPSF:	\$600
Valuated Price:	\$350,000
Valuated PPSF:	\$619

*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

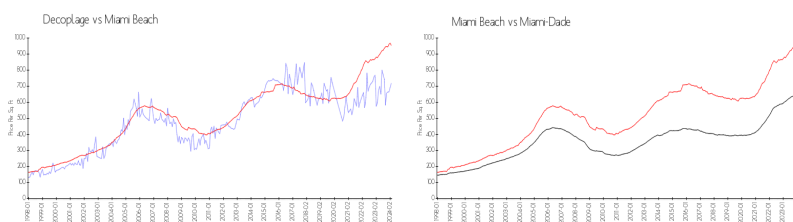
The Decoplage Condominium Association  
305-672-3594  
property manager : 305.476.9188

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

## 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

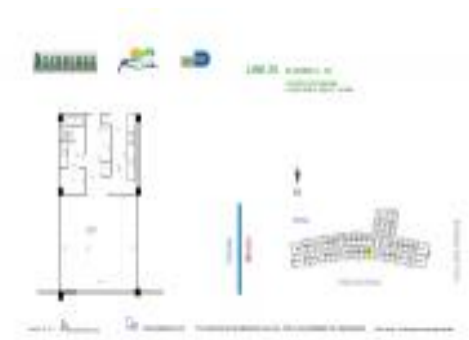
## Market Information



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

## Inventory for Sale

Decoplage	8%
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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