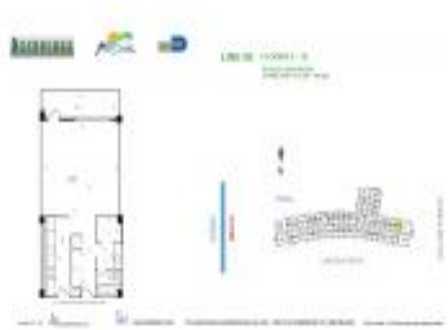


Unit 609 - Decoplage

609 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11333672
 Status: Active
 Size: 515 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View: Other View
 Rental Price: \$2,300
 List PPSF: \$4
 Valuated Price: \$307,000
 Valuated PPSF: \$596



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: 45
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

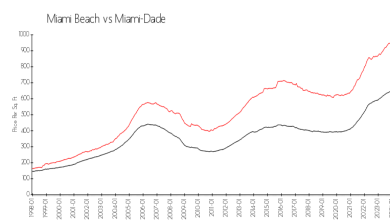
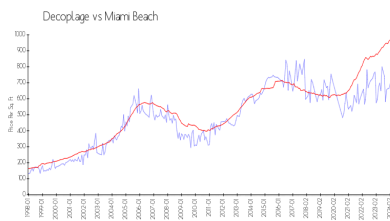
Building Association Information

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 7%
 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