

Unit 1022 - Decoplage

1022 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11346361 |
| Status: | Active |
| Size: | 850 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$590,000 |
| List PPSF: | \$694 |
| Valuated Price: | \$546,000 |
| Valuated PPSF: | \$642 |

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

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|--|-----|
| Number of units: | 625 |
| Number of active listings for rent: | 129 |
| Number of active listings for sale: | 43 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 21 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

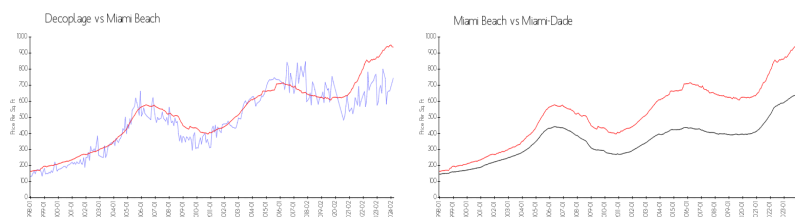
The Decoplage Condominium Association
305-672-3594
property manager : 305.476.9188

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 620 | 525 sq ft | May 2024 | \$370,000 | \$705 |
| 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 |

Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| Decoplage: | \$744/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Decoplage | 7% |
| Miami Beach | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Decoplage | 130 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |