

Unit 305B - Capri

305B - 1491 Lincoln Ter, Miami Beach, FL, Miami-Dade 33139

Unit Information

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|-----------------|--------------|
| MLS Number: | A11495307 |
| Status: | Active |
| Size: | 1,396 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$1,587,000 |
| List PPSF: | \$1,137 |
| Valuated Price: | \$1,362,000 |
| Valuated PPSF: | \$976 |

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: | 69 |
| Number of active listings for rent: | 1 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 3 months: | 0 |

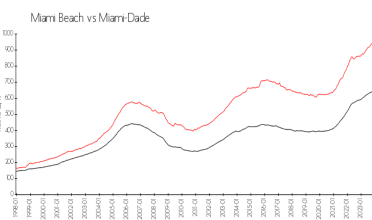
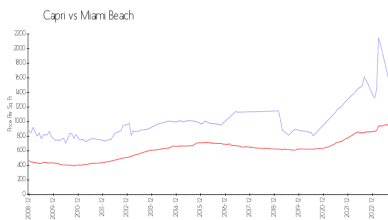
Building Association Information

Capri South Beach Condo Association Inc
(305) 695-8912 & (305) 695-8909

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 604 | 2,179 sq ft | Oct 2023 | \$2,212,500 | \$1,015 |
| 701 | 1,128 sq ft | Oct 2023 | \$1,500,000 | \$1,330 |
| 603 | 1,919 sq ft | Oct 2023 | \$2,200,000 | \$1,146 |

Market Information



| | | | |
|--------------|----------------|--------------|---------------|
| Capri: | \$1453/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Capri | 9% |
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Capri | 267 days |
| Miami Beach | 98 days |

