

Unit 1616 - Decoplage

1616 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11504074
Status:	Active
Size:	545 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$280,000
List PPSF:	\$514
Valuated Price:	\$325,000
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:	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

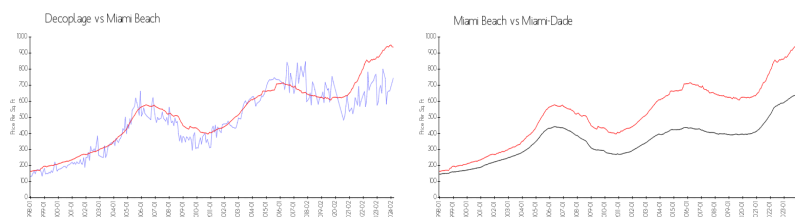
The Decoplage Condominium Association
305-672-3594
property manager : 305.476.9188

<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

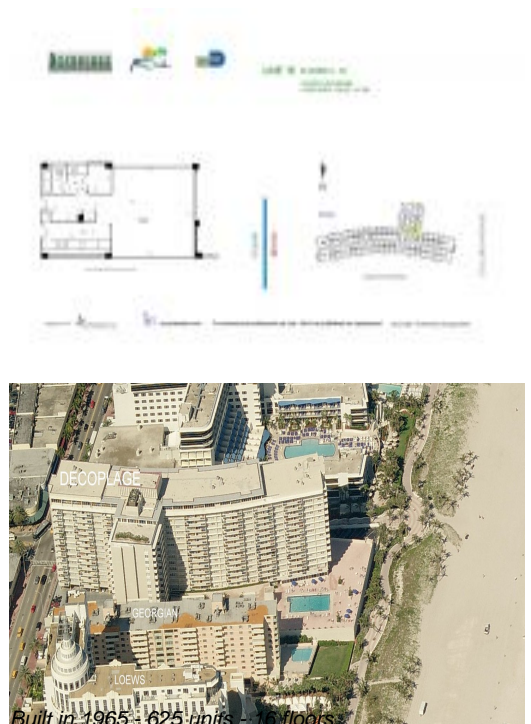
Market Information



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