

# Unit 833 - Decoplage

833 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11514155  
 Status: Active  
 Size: 890 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$650,000  
 List PPSF: \$730  
 Valuated Price: \$701,000  
 Valuated PPSF: \$788

*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: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

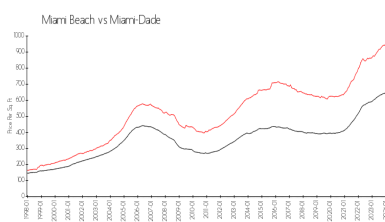
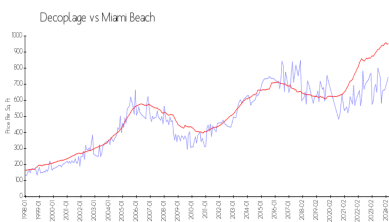
The Decoplage Condominium Association  
 305-672-3594  
 property manager : 305.476.9188

<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 |

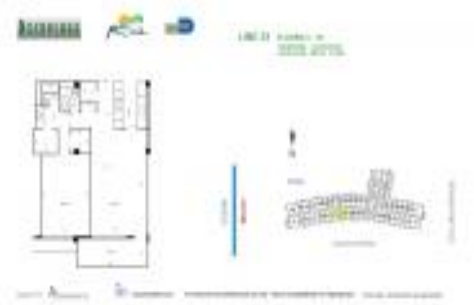
## Market Information



Decoplage: \$744/sq. ft.      Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Decoplage 8%



|             |    |
|-------------|----|
| 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  |