

Unit PH-1B - Capri

PH-1B - 1491 Lincoln Ter, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11564126
Status:	Active
Size:	2,970 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$6,999,000
List PPSF:	\$2,357
Valuated Price:	\$6,303,000
Valuated PPSF:	\$2,122

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:	69
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

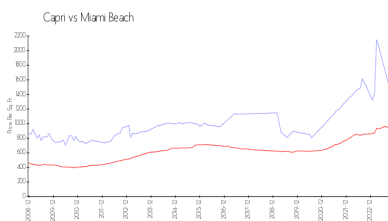
Building Association Information

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

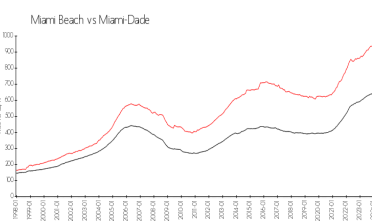
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-3	1,919 sq ft	Jun 2024	\$3,900,000	\$2,032
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: \$1417/sq. ft.
Miami Beach: \$970/sq. ft.

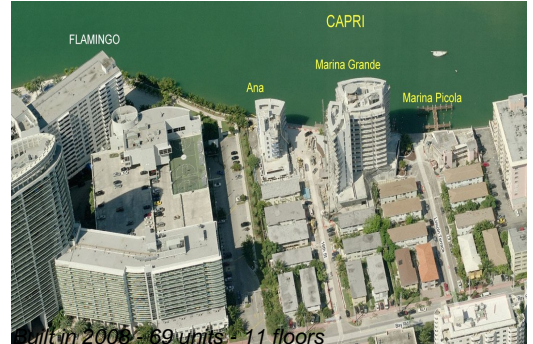


Miami Beach: \$970/sq. ft.
Miami-Dade: \$705/sq. ft.

Inventory for Sale

Capri	7%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Capri
Miami Beach
Miami-Dade

226 days
97 days
82 days