

# Unit 830 - Decoplage

830 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11582314
Status:	Active
Size:	550 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$481,900
List PPSF:	\$876
Valuated Price:	\$368,000
Valuated PPSF:	\$669

*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:	40
Building inventory for sale:	6%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	9

## Building Association Information

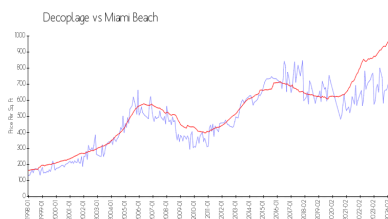
The Decoplage Condominium Association  
305-672-3594  
property manager : 305.476.9188

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

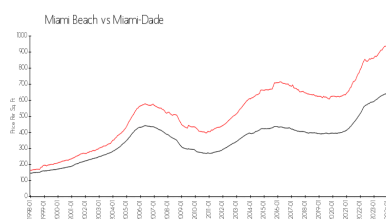
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1503	530 sq ft	Jun 2024	\$378,000	\$713
820	525 sq ft	Jun 2024	\$325,000	\$619
337	530 sq ft	Jun 2024	\$270,000	\$509
1630	550 sq ft	May 2024	\$580,000	\$1,055
540	530 sq ft	May 2024	\$432,000	\$815
920	525 sq ft	May 2024	\$330,000	\$629
827	550 sq ft	May 2024	\$388,000	\$705
620	525 sq ft	May 2024	\$370,000	\$705

## Market Information



Decoplage: \$634/sq. ft.  
Miami Beach: \$970/sq. ft.



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

## Inventory for Sale



Decoplage	6%
Miami Beach	4%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

Decoplage	126 days
Miami Beach	98 days
Miami-Dade	82 days