

Unit 1645 - Decoplage

1645 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11585515
 Status: Active
 Size: 530 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$590,000
 List PPSF: \$1,113
 Valuated Price: \$384,000
 Valuated PPSF: \$725

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: 39
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 8

Building Association Information

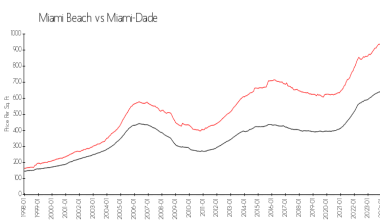
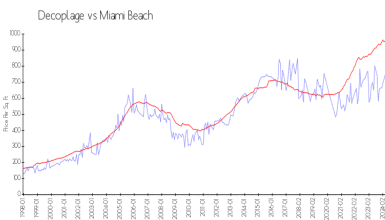
The Decoplage Condominium Association
 305-672-3594
 property manager : 305.476.9188

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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	129 days
Miami Beach	97 days
Miami-Dade	82 days