

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:	\$496,000
Valuated PPSF:	\$936

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:	22
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	4

Building Association Information

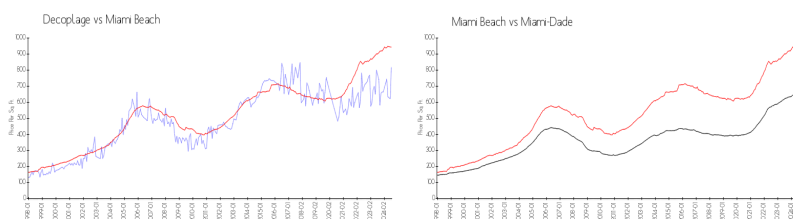
The Decoplage Condominium Association
305-672-3594
property manager : 305.476.9188

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1203	530 sq ft	Aug 2024	\$360,000	\$679
1534	700 sq ft	Aug 2024	\$685,000	\$979
706	530 sq ft	Jul 2024	\$330,000	\$623
1422	850 sq ft	Jul 2024	\$475,000	\$559
601	550 sq ft	Jun 2024	\$244,900	\$445
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

Market Information



Decoplage: \$817/sq. ft.
Miami Beach: \$943/sq. ft.

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Miami-Dade: \$696/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Decoplage	143 days
Miami Beach	100 days
Miami-Dade	85 days