

# Unit 520 - Decoplage

520 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11595457  
 Status: Active  
 Size: 525 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$320,000  
 List PPSF: \$610  
 Valuated Price: \$273,000  
 Valuated PPSF: \$520

*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

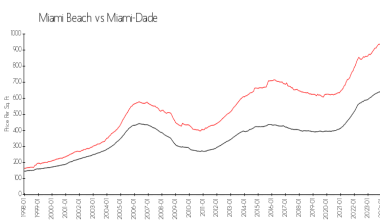
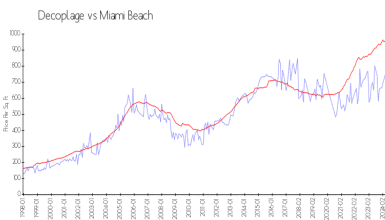
The Decoplage Condominium Association  
 305-672-3594  
 property manager : 305.476.9188

<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