

# 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:      | 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

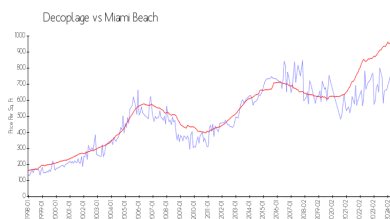
The Decoplage Condominium Association  
305-672-3594  
property manager : 305.476.9188

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

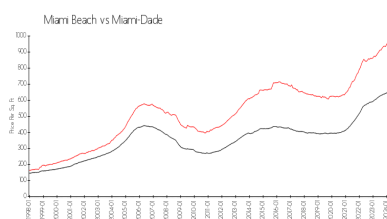
## Recent Sales

| 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

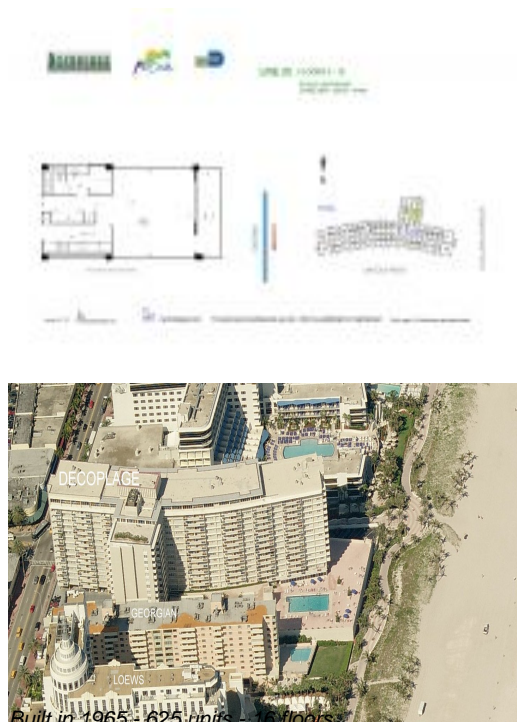


Decoplage: \$634/sq. ft.  
Miami Beach: \$970/sq. ft.



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  |