

# Unit 635 - Decoplage

635 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11619757  
 Status: Active  
 Size: 675 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View: Ocean View, Water View  
 Rental Price: \$2,700  
 List PPSF: \$4  
 Valuated Price: \$629,000  
 Valuated PPSF: \$932



*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: 38  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 6

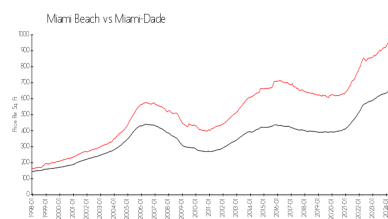
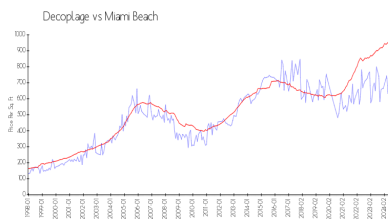


## Building Association Information

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

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

## Market Information



Decoplage:	\$817/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	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	84 days