

Unit 1534 - Decoplage

1534 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11620693
 Status: Active
 Size: 700 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Electric Vehicle Charging Station, Guest Parking, Valet Parking
 View:
 List Price: \$699,000
 List PPSF: \$999
 Valuated Price: \$499,000
 Valuated PPSF: \$713

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: 36
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 10

Building Association Information

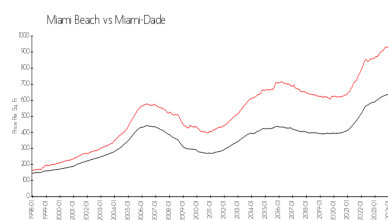
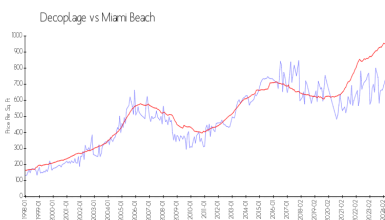
The Decoplage Condominium Association
 305-672-3594
 property manager : 305.476.9188

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$628/sq. ft.
 Miami Beach: \$954/sq. ft.
 Miami-Dade: \$704/sq. ft.

Inventory for Sale

Decoplage 6%
 Miami Beach 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Decoplage	136 days
Miami Beach	99 days
Miami-Dade	83 days