

Unit 1036 - Decoplage

1036 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11634691
 Status: Active
 Size: 535 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$495,000
 List PPSF: \$925
 Valuated Price: \$397,000
 Valuated PPSF: \$742

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: 42
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 4

Building Association Information

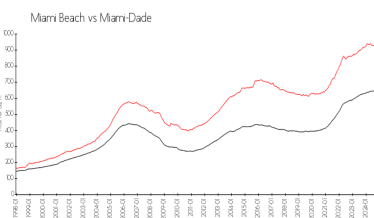
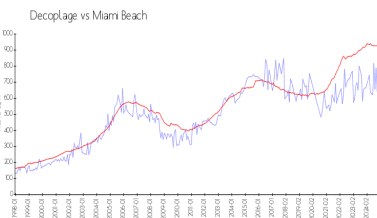
The Decoplage Condominium Association
 305-672-3594
 property manager : 305.476.9188

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1420	525 sq ft	Jan 2025	\$375,000	\$714
1603	530 sq ft	Dec 2024	\$335,000	\$632
1016	545 sq ft	Nov 2024	\$265,000	\$486
1033	890 sq ft	Oct 2024	\$725,000	\$815
1019	525 sq ft	Oct 2024	\$425,000	\$810
511	1,190 sq ft	Oct 2024	\$866,000	\$728
1047	1,190 sq ft	Oct 2024	\$1,375,000	\$1,155

Market Information



Decoplage: \$687/sq. ft. Miami Beach: \$939/sq. ft.
 Miami Beach: \$939/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Decoplage: 7%
 Miami Beach: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Decoplage	133 days
Miami Beach	103 days
Miami-Dade	90 days