

Unit 539 - Decoplage

539 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11688986
 Status: Active
 Size: 550 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$450,000
 List PPSF: \$818
 Valuated Price: \$388,000
 Valuated PPSF: \$705

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: 43
 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: 3

Building Association Information

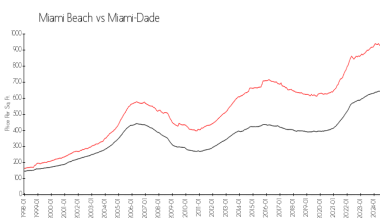
The Decoplage Condominium Association
 305-672-3594
 property manager : 305.476.9188

<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	104 days
Miami-Dade	90 days