

# Unit 643 - Decoplage

643 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11693290  
 Status: Active  
 Size: 845 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$749,000  
 List PPSF: \$886  
 Valuated Price: \$603,000  
 Valuated PPSF: \$714

*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

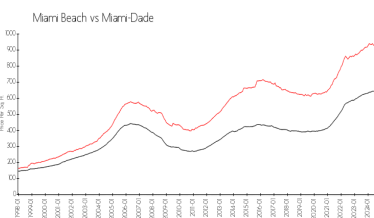
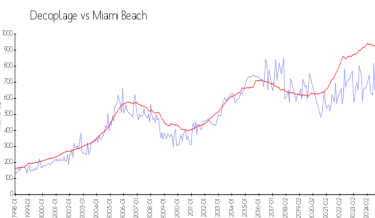
The Decoplage Condominium Association  
 305-672-3594  
 property manager : 305.476.9188

<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: 6%  
 Miami-Dade: 5%

## **Avg. Time to Close Over Last 12 Months**

|             |          |
|-------------|----------|
| Decoplage   | 133 days |
| Miami Beach | 104 days |
| Miami-Dade  | 90 days  |