

# Unit 1420 - Decoplage

1420 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11696609  
 Status: Pending  
 Size: 525 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$385,000  
 List PPSF: \$733  
 Valuated Price: \$304,000  
 Valuated PPSF: \$579

*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: 41  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 8

## Building Association Information

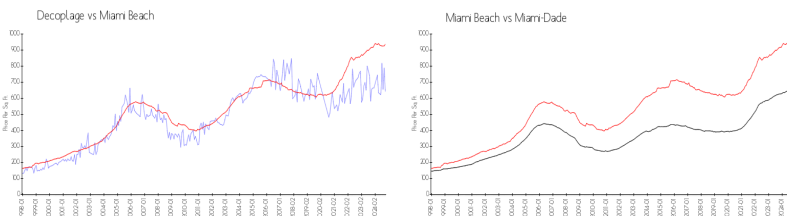
The Decoplage Condominium Association  
 305-672-3594  
 property manager : 305.476.9188

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$643/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Decoplage: 7%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Decoplage  
Miami Beach  
Miami-Dade

137 days  
104 days  
88 days