

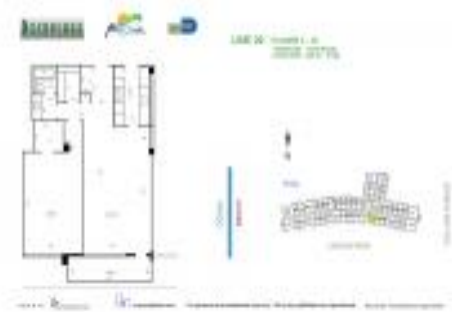
# Unit 702 - Decoplage

702 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11697328  
 Status: Active  
 Size: 820 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$649,000  
 List PPSF: \$791  
 Valuated Price: \$532,000  
 Valuated PPSF: \$649

*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

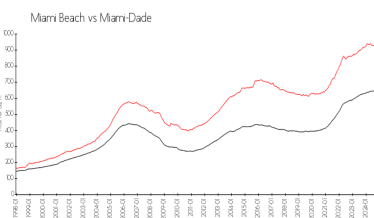
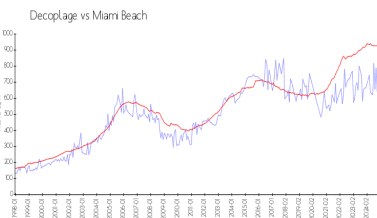
The Decoplage Condominium Association  
 305-672-3594  
 property manager : 305.476.9188

<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