

Unit 723 - Decoplage

723 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11700391
Status:	Active
Size:	890 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$734,000
List PPSF:	\$825
Valuated Price:	\$480,000
Valuated PPSF:	\$539

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:	12
Number of sales over the last 3 months:	8

Building Association Information

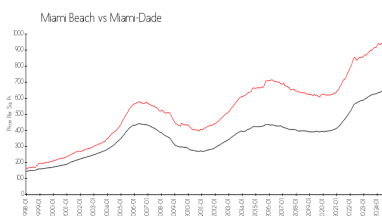
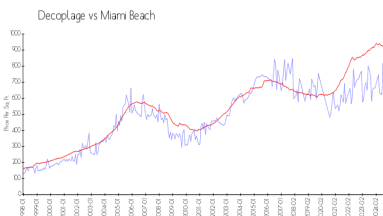
The Decoplage Condominium Association
305-672-3594
property manager : 305.476.9188

<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
89 days