

Unit 833 - Decoplage

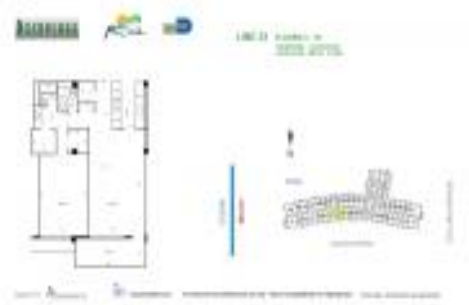
833 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11702625
 Status: Active
 Size: 890 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking, Other Parking, Valet Parking

View:
 List Price: \$599,000
 List PPSF: \$673
 Valuated Price: \$606,000
 Valuated PPSF: \$681

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

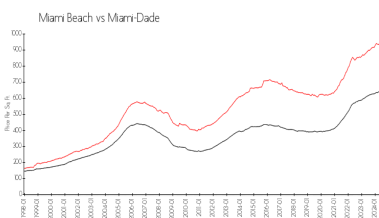
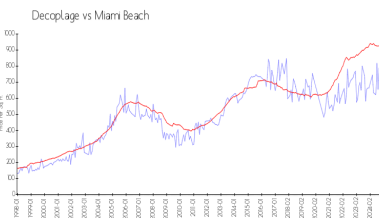
The Decoplage Condominium Association
 305-672-3594
 property manager : 305.476.9188

<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	137 days
Miami Beach	104 days
Miami-Dade	88 days