

# Unit 703B - Capri

703B - 1491 Lincoln Ter, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11722354
Status:	Pending
Size:	1,919 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,300,000
List PPSF:	\$1,199
Valuated Price:	\$2,972,000
Valuated PPSF:	\$1,549

*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:	69
Number of active listings for rent:	1
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

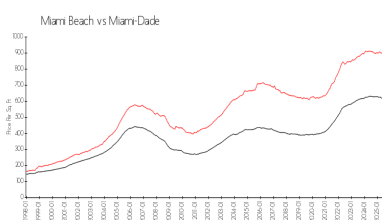
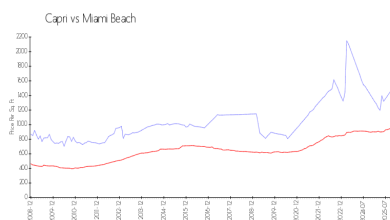
Capri South Beach Condo Association Inc  
(305) 695-8912 & (305) 695-8909

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	1,396 sq ft	Jun 2025	\$1,300,000	\$931
PH-1	1,974 sq ft	May 2025	\$4,000,000	\$2,026
UP-5	1,396 sq ft	Apr 2025	\$1,500,000	\$1,074
303	1,919 sq ft	Apr 2025	\$1,950,000	\$1,016
PH-1	2,970 sq ft	Mar 2025	\$5,025,000	\$1,692

## Market Information



Capri:	\$1504/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Capri	3%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Capri	82 days
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Miami Beach  
Miami-Dade

94 days  
78 days