

# Unit 811 - Decoplage

811 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11842208     |
| Status:         | Active        |
| Size:           | 1,190 Sq ft.  |
| Bedrooms:       | 2             |
| Full Bathrooms: | 2             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Valet Parking |
| View:           | Other View    |
| Rental Price:   | \$4,200       |
| List PPSF:      | \$4           |
| Valuated Price: | \$683,000     |
| Valuated PPSF:  | \$574         |

*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

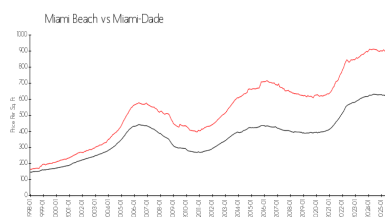
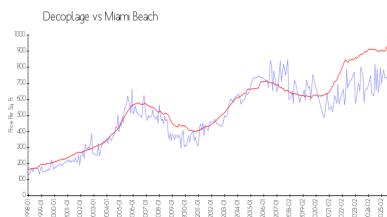
|  |     |
|--|-----|
| Number of units:                         | 625 |
| Number of active listings for rent:      | 129 |
| Number of active listings for sale:      | 46  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 25  |
| Number of sales over the last 6 months:  | 13  |
| Number of sales over the last 3 months:  | 6   |

## Building Association Information

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

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

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Decoplage:   | \$774/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach: | \$939/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Decoplage   | 7% |
| Miami Beach | 4% |
| Miami-Dade  | 4% |

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| Decoplage   | 204 days |
| Miami Beach | 93 days  |
| Miami-Dade  | 77 days  |

