

Unit PH12 - Decoplage

PH12 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11885818
Status:	Active
Size:	1,490 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$1,450,000
List PPSF:	\$973
Valuated Price:	\$1,135,000
Valuated PPSF:	\$762

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:	44
Building inventory for sale:	7%
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:	6

Building Association Information

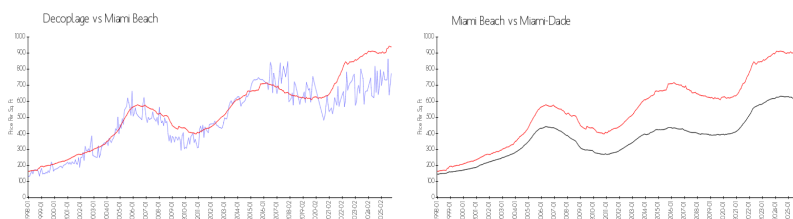
The Decoplage Condominium Association
305-672-3594
property manager : 305.476.9188

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	550 sq ft	Dec 2025	\$262,500	\$477
539	550 sq ft	Nov 2025	\$320,000	\$582
611	1,190 sq ft	Nov 2025	\$849,000	\$713
1616	545 sq ft	Sep 2025	\$260,000	\$477
633	890 sq ft	Sep 2025	\$455,000	\$511
1035	675 sq ft	Sep 2025	\$630,000	\$933

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	201 days
Miami Beach	94 days
Miami-Dade	77 days