

# Unit 1427 - Decoplage

1427 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11921607             |
| Status:         | Active                |
| Size:           | 550 Sq ft.            |
| Bedrooms:       | 0                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: |                       |
| View:           | Ocean View,Other View |
| Rental Price:   | \$3,500               |
| List PPSF:      | \$6                   |
| Valuated Price: | \$383,000             |
| Valuated PPSF:  | \$696                 |

*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

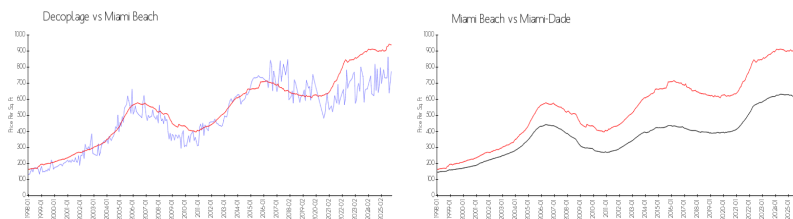
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 625 |
| Number of active listings for rent:      | 129 |
| Number of active listings for sale:      | 44  |
| Building inventory for sale:             | 7%  |
| 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/>

## 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  |



Built in 1965 - 625 units - 10 floors