

# Unit 922 - Decoplage

922 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11927777     |
| Status:         | Active        |
| Size:           | 850 Sq ft.    |
| Bedrooms:       | 1             |
| Full Bathrooms: | 1             |
| Half Bathrooms: | 1             |
| Parking Spaces: | Valet Parking |
| View:           |               |
| List Price:     | \$525,000     |
| List PPSF:      | \$618         |
| Valuated Price: | \$563,000     |
| Valuated PPSF:  | \$662         |

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

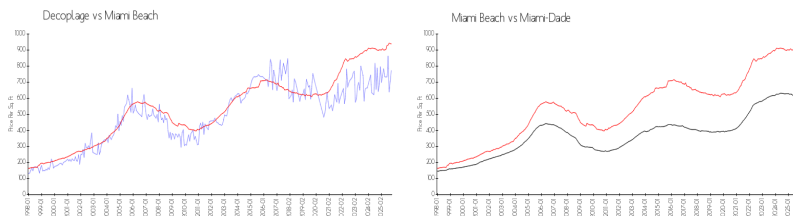
The Decoplage Condominium Association  
305-672-3594  
property manager : 305.476.9188

<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  
Miami Beach  
Miami-Dade

201 days  
94 days  
77 days