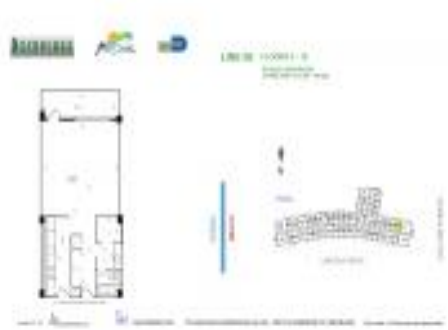


# Unit 609 - Decoplage

609 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11333672  
 Status: Active  
 Size: 515 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View: Other View  
 Rental Price: \$2,300  
 List PPSF: \$4  
 Valuated Price: \$318,000  
 Valuated PPSF: \$617



*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: 43  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

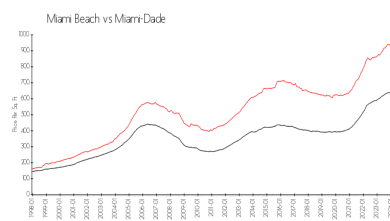
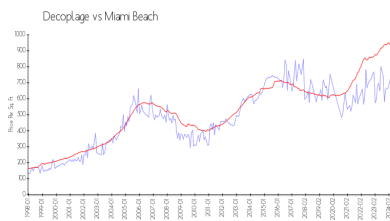


## Building Association Information

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

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

## Market Information



Decoplage:	\$744/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Decoplage 7%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Decoplage 130 days  
 Miami Beach 97 days  
 Miami-Dade 81 days