

Unit 1626 - Decoplage

1626 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11495956
 Status: Active
 Size: 550 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$490,000
 List PPSF: \$891
 Valuated Price: \$469,000
 Valuated PPSF: \$853

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: 20
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Building Association Information

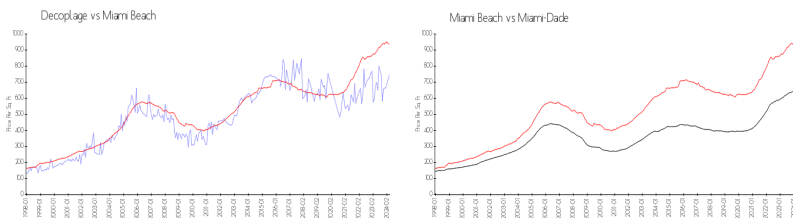
The Decoplage Condominium Association
 305-672-3594
 property manager : 305.476.9188

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
620	525 sq ft	May 2024	\$370,000	\$705
436	535 sq ft	Apr 2024	\$405,000	\$757
818	535 sq ft	Mar 2024	\$305,000	\$570
919	525 sq ft	Feb 2024	\$469,000	\$893
530	550 sq ft	Dec 2023	\$375,000	\$682

Market Information



Decoplage: \$744/sq. ft. Miami Beach: \$937/sq. ft.
 Miami Beach: \$937/sq. ft. Miami-Dade: \$695/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Decoplage	127 days
Miami Beach	97 days
Miami-Dade	81 days