

# Unit 1616 - Decoplage

1616 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11504074  
 Status: Active  
 Size: 545 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$280,000  
 List PPSF: \$514  
 Valuated Price: \$325,000  
 Valuated PPSF: \$596

*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

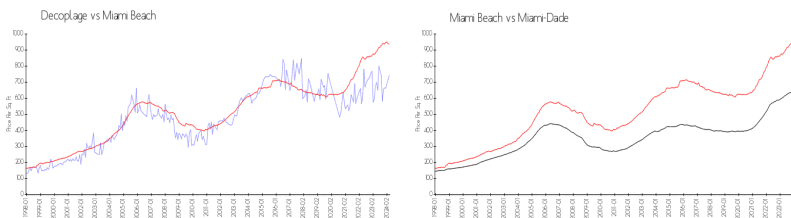
The Decoplage Condominium Association  
 305-672-3594  
 property manager : 305.476.9188

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

## 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: \$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