

# Unit PH-3B - Capri

PH-3B - 1491 Lincoln Ter, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11545660
Status:	Active
Size:	1,919 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$4,000,000
List PPSF:	\$2,084
Valuated Price:	\$4,177,000
Valuated PPSF:	\$2,177

*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:	69
Number of active listings for rent:	1
Number of active listings for sale:	7
Building inventory for sale:	10%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

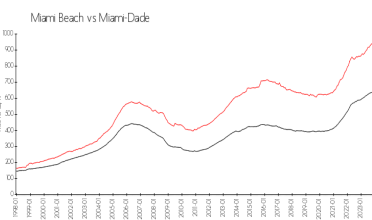
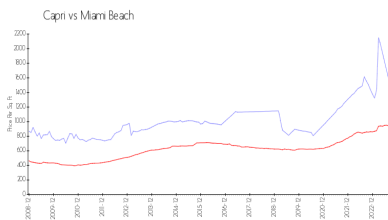
## Building Association Information

Capri South Beach Condo Association Inc  
(305) 695-8912 & (305) 695-8909

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	2,179 sq ft	Oct 2023	\$2,212,500	\$1,015
701	1,128 sq ft	Oct 2023	\$1,500,000	\$1,330
603	1,919 sq ft	Oct 2023	\$2,200,000	\$1,146

## Market Information



Capri:	\$1453/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Capri	10%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Capri	267 days
Miami Beach	97 days



