

Unit 1238 - Decoplage

1238 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11549901
 Status: Active
 Size: 550 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$478,000
 List PPSF: \$869
 Valuated Price: \$451,000
 Valuated PPSF: \$820

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

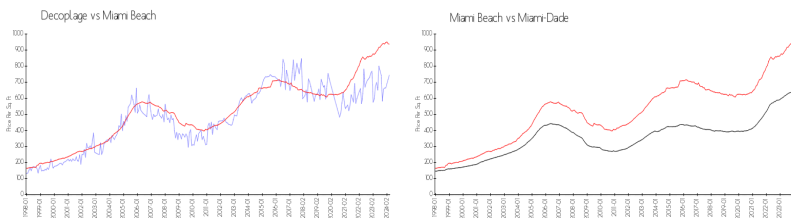
The Decoplage Condominium Association
 305-672-3594
 property manager : 305.476.9188

<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 |