

# Unit 841 - Decoplage

841 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11561823
Status:	Active
Size:	880 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$645,000
List PPSF:	\$733
Valuated Price:	\$590,000
Valuated PPSF:	\$670

*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:	44
Building inventory for sale:	7%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

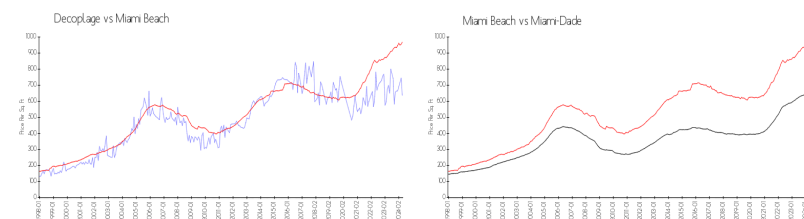
The Decoplage Condominium Association  
305-672-3594  
property manager : 305.476.9188

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
827	550 sq ft	May 2024	\$388,000	\$705
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

## Market Information



Decoplage:	\$634/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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



**Avg. Time to Close Over Last 12 Months**

Decoplage	124 days
Miami Beach	97 days
Miami-Dade	81 days