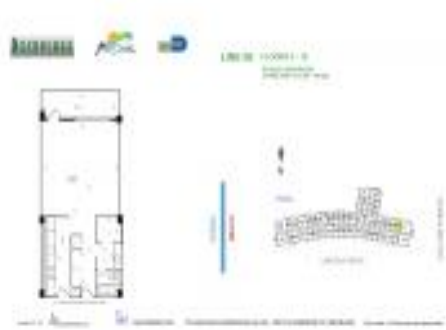


Unit 509 - Decoplage

509 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11509304
 Status: Active
 Size: 515 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View: Other View
 Rental Price: \$2,300
 List PPSF: \$4
 Valuated Price: \$315,000
 Valuated PPSF: \$612



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

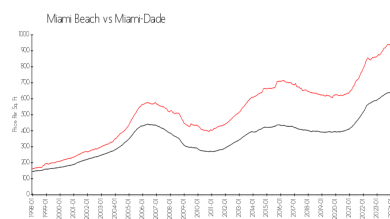
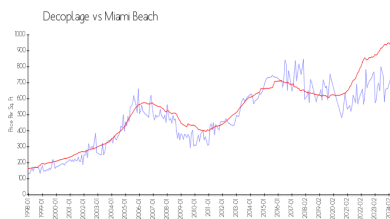
Building Association Information

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

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



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	130 days
Miami Beach	97 days
Miami-Dade	81 days