

The Decoplage, Miami Beach

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-miami-beach/the-decoplage/

BY THE NUMBERS

Median listed association fee	\$1,102 / month equivalent	37 active listings stating a fee; middle half \$850 to \$1,302
Miami Beach median (same property type)	\$1,137 / month	1558 city listings
For sale today	37	4 under contract
Median asking price	\$489,900	asking range \$299,000 to \$3,199,000
Closed sales, September 2025 to August 2026	27	0 so far this month
Median sold price, same 12 months	\$455,000	sold range \$249,000 to \$3,150,000
Sold price vs original asking	91.3%	median across closed sales
Median recorded days on market (closed)	109	MLS cumulative days
Cash purchases	70.4%	of closed sales
Year built (listings)	1965	median 1965
Months of supply	16.4	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Internet (89.2% of listings stating inclusions)
- Cable TV (89.2% of listings stating inclusions)
- Water (70.3% of listings stating inclusions)
- Common areas (64.9% of listings stating inclusions)
- Trash (62.2% of listings stating inclusions)
- Sewer (59.5% of listings stating inclusions)

LISTING REMARKS FLAG

- special assessment: 13 listings state it
- special assessment pending: 2 listings state it
- milestone inspection: 4 listings state it
- land lease: 1 listing state it
- no pets: 1 listing state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 0.3 mi (14th Street Beach)
- Hospital: 1.8 mi (Mount Sinai Medical Center)
- Golf: 0.9 mi (Miami Beach Golf Club)
- Rail station: 3.7 mi (Adrienne Arsht Center)
- Marina: 1 mi
- Within 1 mile: 144 restaurants, 8 gyms, 7 grocery stores, 6 parks, 6 tennis courts

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in The Decoplage? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-miami-beach/the-decoplage/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to The Decoplage after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.