

# Unit 1009 - il Villaggio

1009 - 1455 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11424086
Status:	Active
Size:	2,250 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$4,495,000
List PPSF:	\$1,998
Valuated Price:	\$4,539,000
Valuated PPSF:	\$2,017

*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:	123
Number of active listings for rent:	14
Number of active listings for sale:	9
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

## Building Association Information

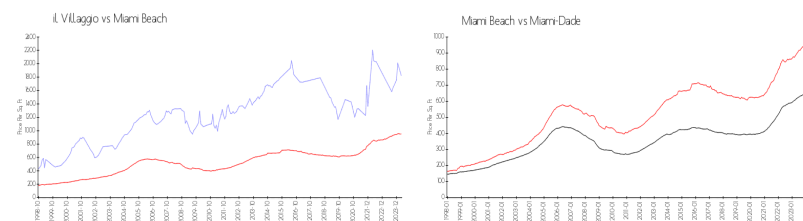
Il Villaggio Condo Association  
 Office: 305-673-1381 & info@ilvillaggiocondominium.com  
 The continental groupe: 954-925-8200

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
610	1,450 sq ft	Jan 2024	\$1,950,000	\$1,345
1609	2,250 sq ft	Dec 2023	\$4,650,000	\$2,067
811	1,370 sq ft	Nov 2023	\$1,125,000	\$821
810	1,450 sq ft	Nov 2023	\$2,100,000	\$1,448
1501	1,210 sq ft	Sep 2023	\$1,650,000	\$1,364

## Market Information



il Villaggio:	\$1823/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

il Villaggio	7%
Miami Beach	4%
Miami-Dade	3%



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

il Villaggio	129 days
Miami Beach	98 days
Miami-Dade	81 days