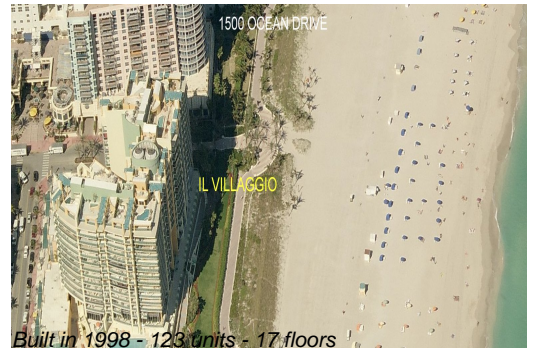


# Unit PH-08 - il Villaggio

PH-08 - 1455 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11502031  
 Status: Active  
 Size: 2,210 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$6,500,000  
 List PPSF: \$2,941  
 Valuated Price: \$5,463,000  
 Valuated PPSF: \$2,472



*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

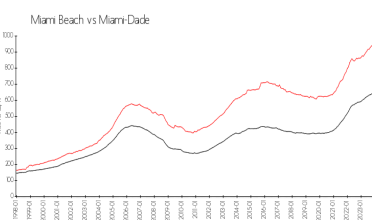
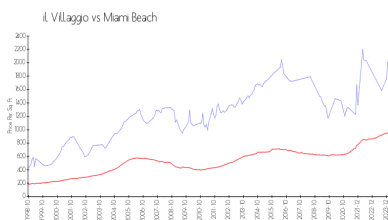
Il Villaggio Condo Association  
 Office: 305-673-1381 & info@ilvillaggiocondominium.com  
 The continental groupe: 954-925-8200

<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