

Unit 904 - il Villaggio

904 - 1455 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11516332
 Status: Active
 Size: 1,660 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Covered Parking, Guest Parking, Valet Parking
 View:
 List Price: \$3,495,000
 List PPSF: \$2,105
 Valuated Price: \$2,842,000
 Valuated PPSF: \$1,712

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

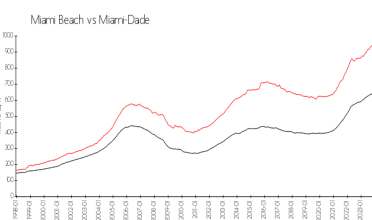
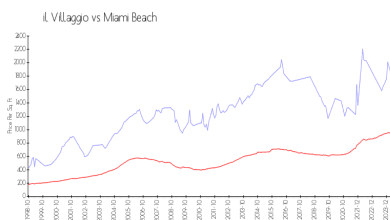
Il Villaggio Condo Association
 Office: 305-673-1381 & info@ilvillaggiocondominium.com
 The continental groupe: 954-925-8200

<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