

Unit 603 - il Villaggio

603 - 1455 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11529357
Status:	Active
Size:	1,550 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$3,000,000
List PPSF:	\$1,935
Valuated Price:	\$2,576,000
Valuated PPSF:	\$1,662

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

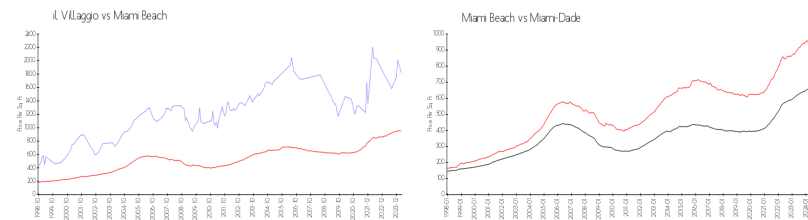
Il Villaggio Condo Association
 Office: 305-673-1381 & info@ilvillaggiocondominium.com
 The continental groupe: 954-925-8200

<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

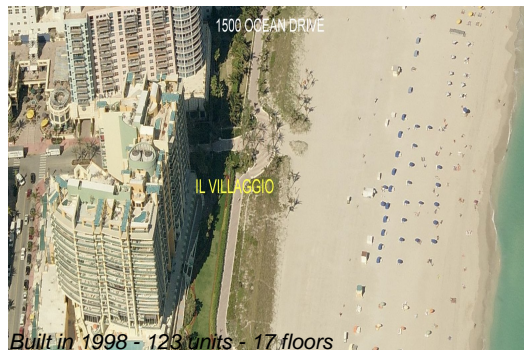
Market Information



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