

# Unit 809 - il Villaggio

809 - 1455 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11659868  
 Status: Active  
 Size: 2,250 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$5,200,000  
 List PPSF: \$2,311  
 Valuated Price: \$4,281,000  
 Valuated PPSF: \$1,903

*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: 6  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

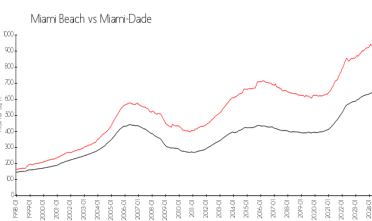
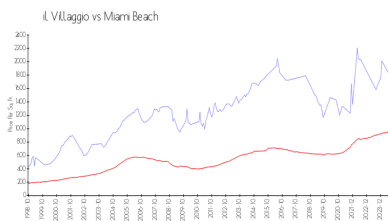
Il Villaggio Condo Association  
 Office: 305-673-1381 & info@ilvillaggiocondominium.com  
 The continental groupe: 954-925-8200

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1008	2,820 sq ft	Aug 2024	\$6,100,000	\$2,163
610	1,450 sq ft	Jan 2024	\$1,950,000	\$1,345
1609	2,250 sq ft	Dec 2023	\$4,650,000	\$2,067

## Market Information



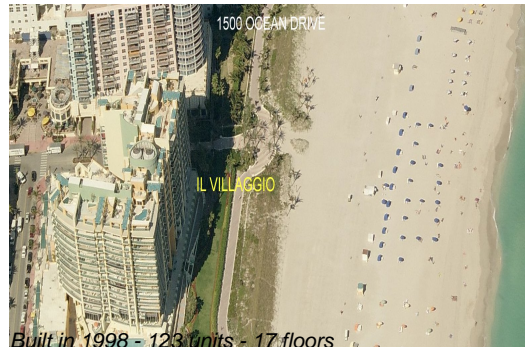
il Villaggio: \$1754/sq. ft.      Miami Beach: \$951/sq. ft.  
 Miami Beach: \$951/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

il Villaggio: 5%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

il Villaggio: 277 days



Miami Beach  
Miami-Dade

102 days  
86 days