

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

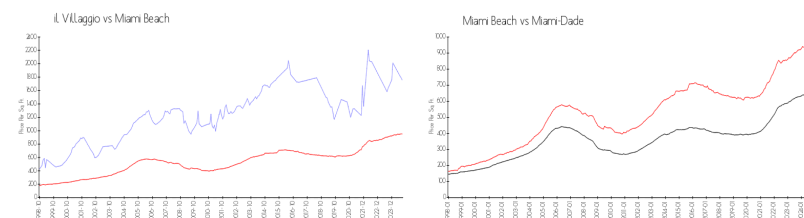
Il Villaggio Condo Association
 Office: 305-673-1381 & info@ilvillaggiocondominium.com
 The continental groupe: 954-925-8200

<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



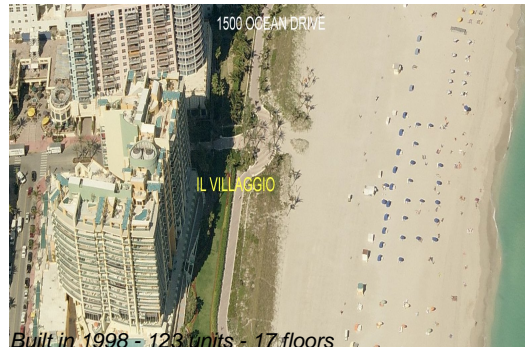
il Villaggio:	\$1754/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

il Villaggio	277 days
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Miami Beach
Miami-Dade

102 days
86 days