

# Unit 1203 - il Villaggio

1203 - 1455 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11672334
Status:	Active
Size:	1,550 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$3,175,000
List PPSF:	\$2,048
Valuated Price:	\$2,622,000
Valuated PPSF:	\$1,692

*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:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

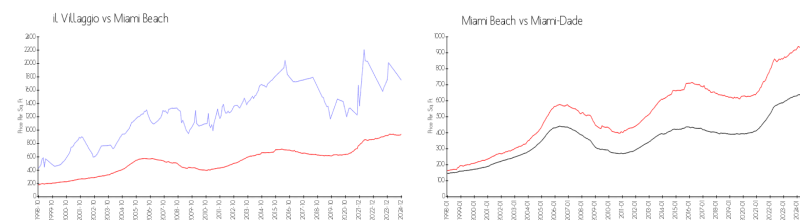
Il Villaggio Condo Association  
 Office: 305-673-1381 & info@ilvillaggiocondominium.com  
 The continental groupe: 954-925-8200

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1008	2,820 sq ft	Aug 2024	\$6,100,000	\$2,163

## Market Information



il Villaggio:	\$1748/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

il Villaggio	6%
Miami Beach	5%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

il Villaggio	462 days
Miami Beach	104 days
Miami-Dade	91 days

