

Unit 2906 - II Villagio 1 to 33

2906 - 9745 Touchton Road, Jacksonville, FL, Duval 32246

Unit Information

| | |
|-----------------|-------------------------------------|
| MLS Number: | 1254905 |
| Status: | Active |
| Size: | 1,936 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Additional Parking,Garage,On Street |
| View: | Water |
| List Price: | \$340,000 |
| List PPSF: | \$176 |
| Valuated Price: | \$340,000 |
| Valuated PPSF: | \$176 |

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

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|--|-----|
| Number of units: | 440 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 1 |

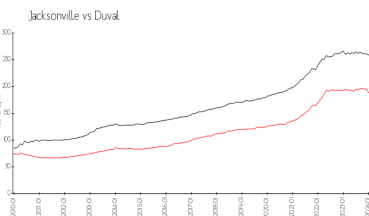
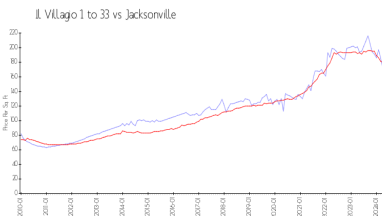
Building Association Information

II Villagio Community Association Inc
 9745 Touchton Road Unit 1328
 Jacksonville, FL 32246
 Phone: (904) 996-7340

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2323 | 1,468 sq ft | Apr 2024 | \$250,000 | \$170 |
| 1322 | 1,159 sq ft | Feb 2024 | \$226,000 | \$195 |
| 2304 | 1,613 sq ft | Jan 2024 | \$290,000 | \$180 |
| 428 | 1,159 sq ft | Jan 2024 | \$215,000 | \$186 |
| 2001 | 1,262 sq ft | Dec 2023 | \$274,000 | \$217 |

Market Information



II Villagio 1 to 33: \$172/sq. ft.
 Jacksonville: \$180/sq. ft.

Jacksonville: \$180/sq. ft.
 Duval: \$222/sq. ft.

Inventory for Sale

| | |
|---------------------|----|
| II Villagio 1 to 33 | 1% |
| Jacksonville | 1% |
| Duval | 1% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------------|----------|
| Il Villagio 1 to 33 | 120 days |
| Jacksonville | 50 days |
| Duval | 47 days |