

# Unit 904 - il Villaggio

904 - 1455 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11516332
Status:	Active
Size:	1,660 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Covered Parking, Guest Parking, Valet Parking
View:	
List Price:	\$3,495,000
List PPSF:	\$2,105
Valuated Price:	\$2,828,000
Valuated PPSF:	\$1,704

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:	8
Building inventory for sale:	6%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Building Association Information

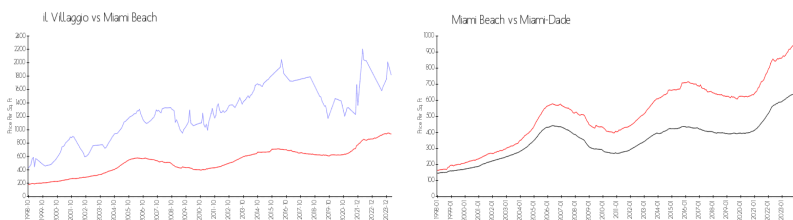
Il Villaggio Condo Association  
 Office: 305-673-1381 & info@ilvillaggiocondominium.com  
 The continental groupe: 954-925-8200

<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:	\$1814/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/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	97 days
Miami-Dade	81 days