SERHANT.

IL VILLAGGIO

SALES REPORT



Il Villaggio –
1455 Ocean Dr, Miami Beach, FL 33139

SALES PERFORMANCE ANALYSIS
FOR IL VILLAGGIO.

SERHANT.

UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

IL VILLAGGIO _ AVAILABILITY REPORT 11/3/2026			
	#units	**AVERAGE $ / SQ.FT.**	
2 BEDS	2	$2,247	**100%**
Available	**2**		**100%**
Total Units	120	**1.7%**	
ALL INVENTORY		**$2,247** AVERAGE $ / SQ.FT.	

PRICING

	FROM	**TO**
2 Beds	$3,395,000	$3,795,000

SERHANT.

2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
904	2	2.5	1,660	$2,045	121	**$3,395,000**
703	2	2.5	1,550	$2,448	105	**$3,795,000**
AVERAGE				**$2,247**	**113**	

SERHANT.

RECENT SALES

CLOSED SALES (LAST 360 DAYS)

MLS DATA

2 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
1203	2	1,550	$3,125,000	**$2,850,000**	91.2%	11/14/2025

3 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
1408	3	2,820	$5,000,000	**$4,825,000**	96.5%	01/15/2026

SERHANT.

HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

September 30th 2026 ($2,110)

October 31st 2026 ($2,247)

November 3rd, 2026 ($2,247)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

Alvaro Garcia

Real Estate Expert · SERHANT.

(305) 724-5807

alvarogarcia@serhant.com

VipMiamiProperties.com

SERHANT.

Serhant is a licensed real estate broker. No guarantee, warranty or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), which should be independently verified, and Serhant LLC expressly disclaims any liability in connection therewith. No financial or legal advice provided. Equal Housing Opportunity.