

Market Report

March, 2019



Il Villaggio

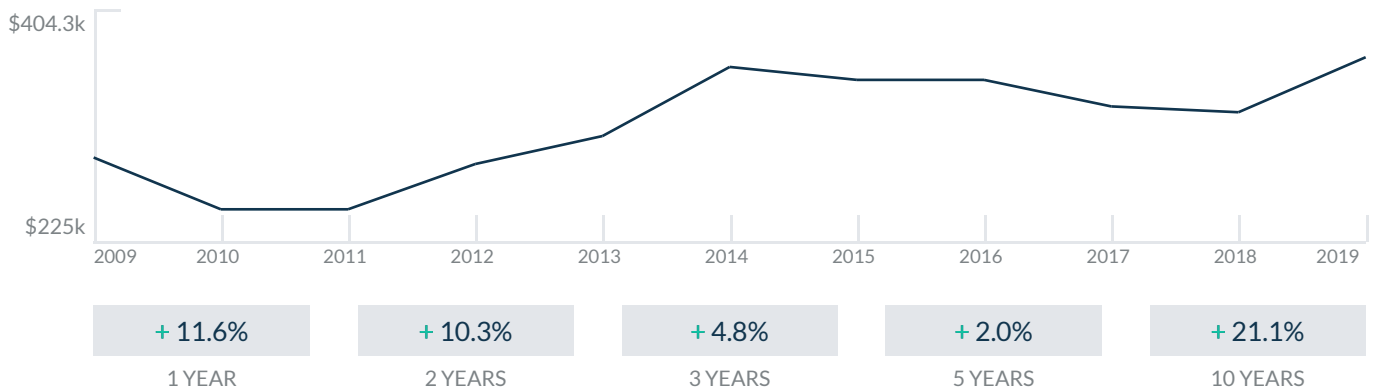
1455 Ocean Drive
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Il Villaggio in this convenient and easy to read format. Our data comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website ilvillaggiocondosforsale.com.

Property Stats

POSTAL CODE 33139

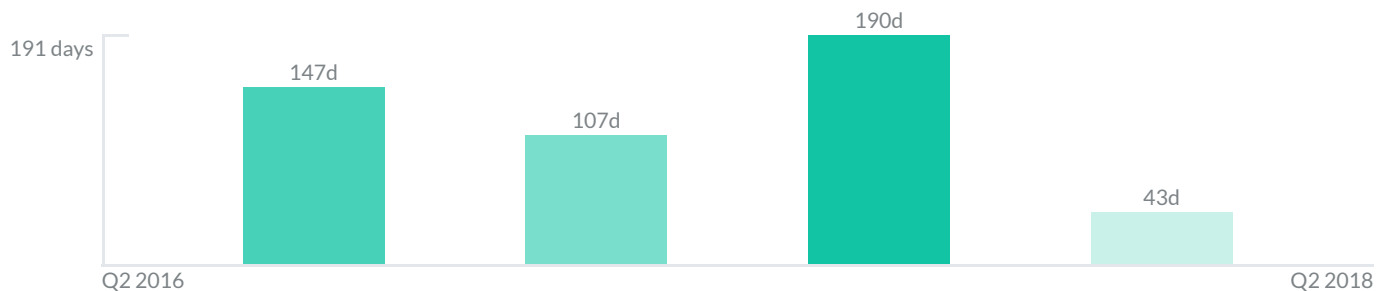
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

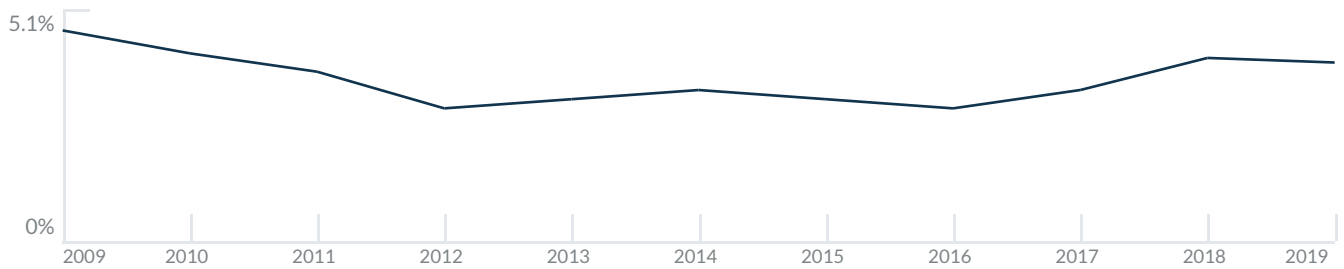
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL
St Patrick Elementary School
NR

MIDDLE SCHOOL
Nautilus Middle School
5/10

HIGH SCHOOL
Miami Beach Senior High School
5/10

Insights

IN IL VILLAGGIO

Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Il Villaggio



Sold

LAST 20 PROPERTIES SOLD IN IL VILLAGGIO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1405	\$4,975,000	3/3	\$2,153.7	2,310	Jun 2018	43
1008	\$5,600,000	3/3	\$1,983.0	2,824	Mar 2017	202
1402	\$2,900,000	2/2	\$1,705.9	1,700	Feb 2017	48
606	\$2,250,000	1/1	\$1,771.7	1,270	Jan 2017	319
1204	\$2,950,000	2/2	\$1,777.1	1,660	Aug 2016	107
703	\$3,250,000	2/2	\$2,096.8	1,550	Jun 2016	202
901	\$1,445,000	1/1	\$1,194.2	1,210	Apr 2016	91
N/A	\$3,750,000	3/3	\$1,666.7	2,250	May 2015	137
N/A	\$3,850,000	3/3	\$1,711.1	2,250	Apr 2015	62
606	\$1,775,000	1/2	\$1,397.6	1,270	Mar 2015	659
1110	\$2,199,000	2/2	\$1,516.6	1,450	Mar 2015	282
1608	\$5,250,000	2/2	\$1,861.7	2,820	Feb 2015	32
1603/4	\$6,800,000	4/4	\$2,118.4	3,210	Dec 2014	73
N/A	\$2,900,000	2/2	\$1,871.0	1,550	Jun 2014	89
611	\$1,199,500	1/2	\$875.5	1,370	May 2014	152
1207	\$3,299,500	3/2	\$1,822.9	1,810	May 2014	57
503	\$2,499,000	2/2	\$1,612.3	1,550	Apr 2014	347
1110	\$2,199,000	2/2	\$1,516.6	1,450	Apr 2014	108
1008	\$4,400,000	3/3	\$1,560.3	2,820	Mar 2014	242
910	\$2,300,000	2/2	\$1,586.2	1,450	Feb 2014	4

Rented

LAST 20 PROPERTIES RENTED IN IL VILLAGGIO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1007	\$9,500	3/3	\$5.2	1,810	Jan 2019	83
706	\$5,800	1/1	\$4.6	1,270	Dec 2018	5
602	\$13,000	2/2	\$7.6	1,700	Nov 2018	80
1410	\$4,000	2/2	\$2.8	1,450	Nov 2018	389
1407	\$12,000	3/3	\$6.6	1,810	Oct 2018	193
BH-03	\$12,000	3/3	\$4.7	2,580	Oct 2018	916
809	\$12,000	3/4	\$5.3	2,250	Oct 2018	49
1607	\$11,500	3/3	\$6.4	1,810	Oct 2018	417
1607	\$13,000	3/3	\$7.2	1,810	Oct 2018	131
603	\$9,000	2/2	\$5.8	1,550	Sep 2018	148
1103	\$8,500	2/2	\$5.5	1,550	Sep 2018	744
711	\$4,250	1/2	\$3.1	1,370	Sep 2018	194
606	\$6,000	1/1	\$4.7	1,270	Sep 2018	146
1005	\$50,000	2/2	\$12.6	3,967	Aug 2018	276
1006	\$15,000	3/3	\$8.4	1,780	Aug 2018	N/A
1009	\$10,000	3/4	\$4.4	2,250	Aug 2018	59
1102	\$8,500	2/2	\$5.0	1,700	May 2018	277
1611	\$5,000	1/2	\$3.6	1,370	May 2018	52
1609	\$12,500	3/4	\$5.6	2,250	May 2018	77
901	\$4,500	1/1	\$3.7	1,210	Apr 2018	90

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
BH-02	\$45,000/mth	3/3	\$12.7	3540	Aug 2016	ELYCE K REM...
BH-02	\$6,950,000	3/4	\$1,963.3	3540	Feb 2018	ELYCE K REM...
BH-0...	\$8,995,000	3/4	\$2,268.6	3965	Aug 2018	STEVEN D BA...
BH-03	\$4,250,000	3/3	\$1,647.3	2580	Jan 2019	N/A
BH-03	\$15,000/mth	3/3	\$5.8	2580	Jan 2019	N/A
601	\$690,000	1/1	\$570.2	1210	Feb 2019	N/A
602	\$2,350,000	2/2	\$1,382.4	1700	Nov 2017	MARK E HARR...
609	\$16,000/mth	3/4	\$7.1	2250	Aug 2018	CHARLES VIC...
705	\$5,500,000	3/4	\$2,381.0	2310	Oct 2018	N/A
706	\$1,795,000	1/1	\$1,413.4	1270	Nov 2018	N/A
809	\$3,750,000	3/4	\$1,666.7	2250	Jan 2018	DAVID ALMEI...
902	\$12,000/mth	2/2	\$7.1	1700	Jun 2017	NELSON A TE...
907	\$3,200,000	3/3	\$1,768.0	1810	Jan 2019	N/A
911	\$1,450,000	1/2	N/A	N/A	Nov 2018	N/A
1110	\$1,895,000	2/2	\$1,306.9	1450	Sep 2017	DANIEL E GU...
1111	\$3,800/mth	1/2	\$2.8	1370	Feb 2019	N/A
1406	\$2,750,000	3/3	\$1,544.9	1780	Jun 2018	STEPHEN WO...
1406	\$12,000/mth	3/3	\$6.7	1780	Feb 2019	N/A
1407	\$3,200,000	3/3	\$1,768.0	1810	Oct 2017	LANI A PAYNE
1409	\$3,700,000	3/4	\$1,644.4	2250	Jan 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1504	\$3,395,000	2/2	\$2,043.9	1661	Oct 2018	N/A
1509	\$3,895,000	3/3	\$1,731.1	2250	Sep 2018	N/A
1603/4	\$35,000/mth	4/4	\$10.9	3209	Aug 2017	N/A
1607	\$3,800,000	3/3	\$2,099.4	1810	Jun 2018	RIAD A KABA...
1611	\$1,150,000	1/2	\$839.4	1370	Mar 2018	BEHRAD MO...
1611	\$5,000/mth	1/2	\$3.6	1370	Jul 2018	BEHRAD MO...