



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 datas 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

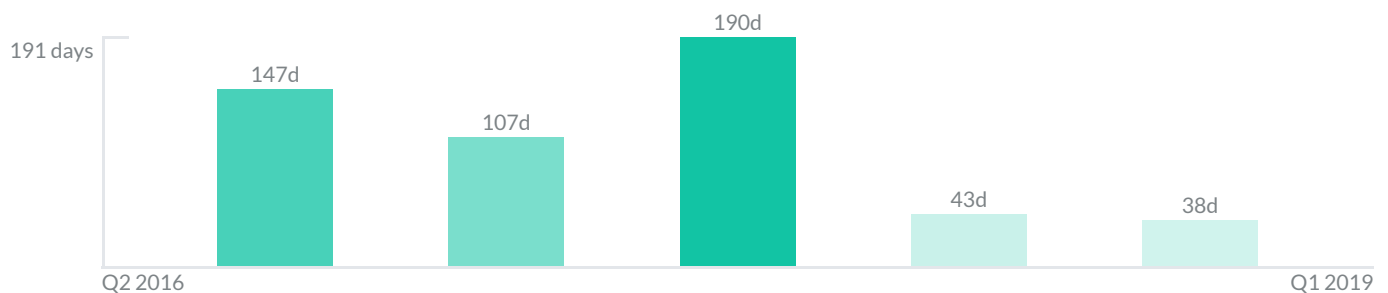
The property stats graph represents the median price evolution since ten years in your postal code area.



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 | MIDDLE SCHOOL | HIGH SCHOOL |
|---------------------------------------|--|-------------|
| School For Advanced Studies-Wolfeboro | Aspira Eugenio Maria De Hostos Youth Leadership Charter School | MS Academy |
| 10/10 | 1/10 | 10/10 |

Insights

IN IL VILLAGGIO

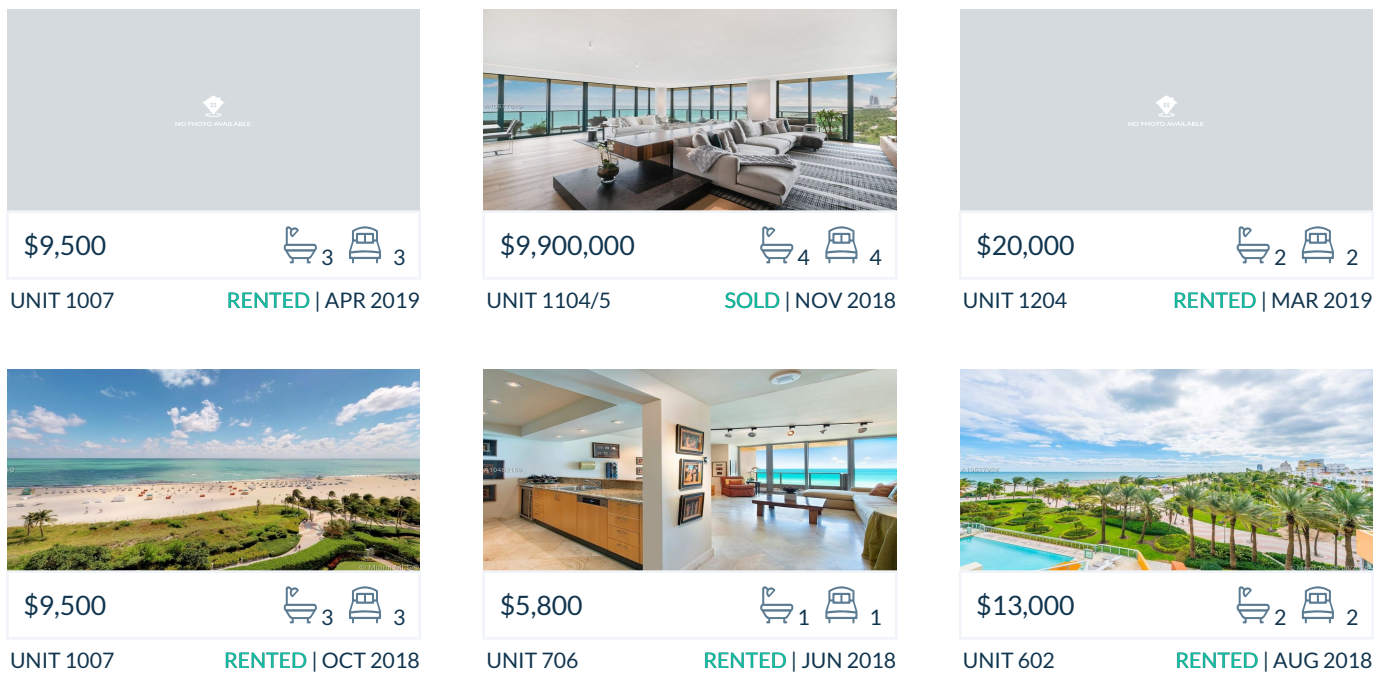
Below the average listing prices of available unit per property type.



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 |
|--------|-------------|------------|-----------|-------|-------------|----------------|
| 1104/5 | \$9,900,000 | 4/4 | \$2,495.6 | 3,967 | Mar 2019 | 38 |
| 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 |
| 1109 | \$4,175,000 | 3/4 | \$1,855.6 | 2,250 | May 2014 | 475 |
| 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 |

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 | Apr 2019 | 136 |
| 1204 | \$20,000 | 2/2 | \$12.0 | 1,660 | Jan 2019 | 40 |
| 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 |

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 | \$13,500/mth | 3/3 | \$5.2 | 2580 | Jan 2019 | N/A |
| 510 | \$3,900/mth | 2/2 | \$2.7 | 1450 | Apr 2019 | N/A |
| 601 | \$690,000 | 1/1 | \$570.2 | 1210 | Feb 2019 | N/A |
| 602 | \$2,295,000 | 2/2 | \$1,350.0 | 1700 | Apr 2019 | N/A |
| 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 |
| 706 | \$7,000/mth | 1/1 | \$5.5 | 1270 | Mar 2019 | 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 | \$3,079,000 | 3/3 | \$1,701.1 | 1810 | Apr 2019 | N/A |
| 911 | \$1,300,000 | 1/2 | N/A | N/A | Nov 2018 | N/A |
| 1111 | \$3,800/mth | 1/2 | \$2.8 | 1370 | Feb 2019 | N/A |
| 1201/2 | \$9,000/mth | 2/2 | \$3.1 | 2910 | Apr 2019 | N/A |
| 1407 | \$2,750,000 | 3/3 | \$1,519.3 | 1810 | Oct 2017 | LANI A PAYNE |
| 1407 | \$8,000/mth | 3/3 | \$4.4 | 1810 | Apr 2019 | N/A |

Currently Listed

ACTIVE LISTINGS 2/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|--------|--------------|------------|-----------|------|--------------|----------------|
| 1409 | \$10,000/mth | 3/4 | \$4.4 | 2250 | Apr 2019 | 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... |
| 1607 | \$13,000/mth | 3/3 | \$7.2 | 1810 | Mar 2019 | N/A |
| 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... |