



Il Villaggio

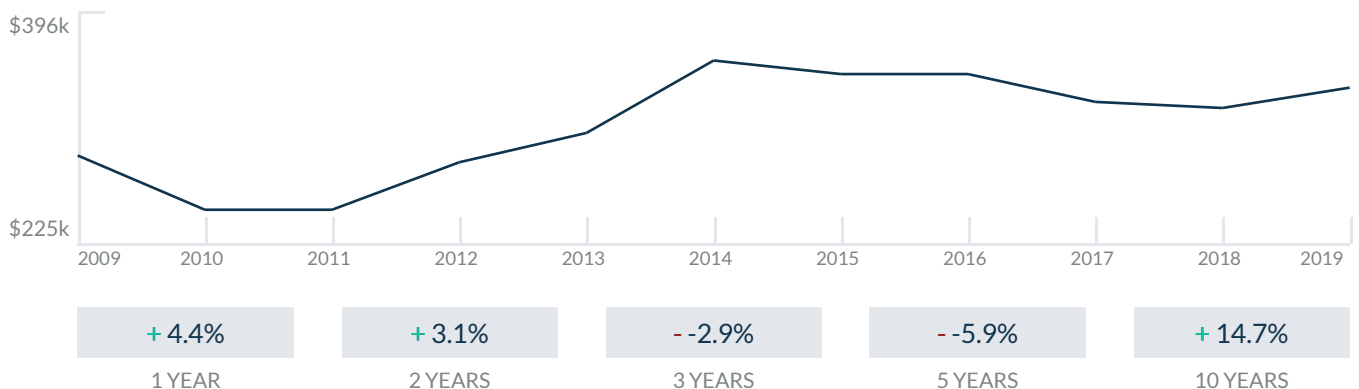
1455 Ocean Drive
Miami Beach, FL 33139

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

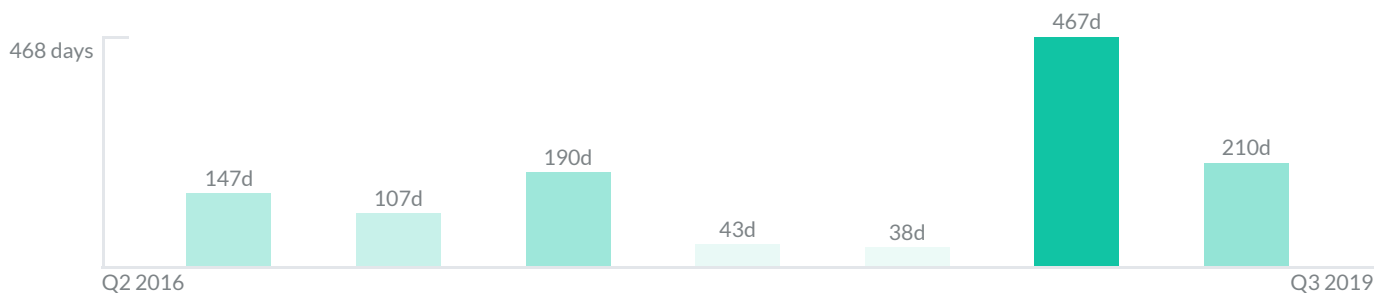
The property stats graph represents the median price evolution since ten years in your postal code area.



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	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
















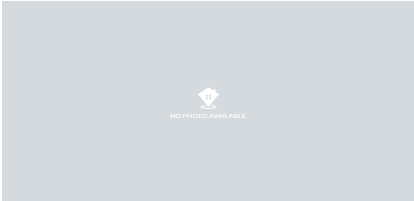


Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$2,750,000  </p> <p>UNIT 1406 SOLD JUN 2018</p>	 <p>\$3,895,000  </p> <p>UNIT 1509 SOLD SEP 2018</p>	 <p>\$3,700,000  </p> <p>UNIT 1409 SOLD JAN 2019</p>
 <p>\$10,000  </p> <p>UNIT 1409 RENTED APR 2019</p>	 <p>\$3,750,000  </p> <p>UNIT 809 SOLD JAN 2018</p>	 <p>\$9,500  </p> <p>UNIT 1007 RENTED APR 2019</p>

Sold

LAST 20 PROPERTIES SOLD IN IL VILLAGGIO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1406	\$2,750,000	3/3	\$1,544.9	1,780	Jul 2019	309
1509	\$3,895,000	3/3	\$1,731.1	2,250	Jul 2019	228
1409	\$3,700,000	3/4	\$1,644.4	2,250	Jul 2019	94
809	\$3,750,000	3/4	\$1,666.7	2,250	Jun 2019	467
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

Rented

LAST 20 PROPERTIES RENTED IN IL VILLAGGIO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1409	\$10,000	3/4	\$4.4	2,250	Jul 2019	74
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

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
BH-0...	\$8,495,000	3/4	\$2,142.5	3965	Aug 2018	STEVEN D BA...
BH-03	\$4,250,000	3/3	\$1,647.3	2580	Jul 2019	N/A
BH-03	\$10,500/mth	3/3	\$4.1	2580	Aug 2019	N/A
BH-02	\$6,750,000	3/4	\$1,906.8	3540	Aug 2019	N/A
510	\$3,900/mth	2/2	\$2.7	1450	Apr 2019	N/A
602	\$2,295,000	2/2	\$1,350.0	1700	Apr 2019	N/A
602	\$12,000/mth	2/2	\$7.0	1703	Aug 2019	N/A
609	\$3,699,000	3/4	\$1,644.0	2250	Jun 2019	N/A
702	\$15,000/mth	3/3	\$6.5	2320	Aug 2019	N/A
705	\$5,500,000	3/4	\$2,381.0	2310	Oct 2018	N/A
706	\$1,700,000	1/1	\$1,338.6	1270	Nov 2018	N/A
706	\$7,000/mth	1/1	\$5.5	1270	Mar 2019	N/A
907	\$2,995,000	3/3	\$1,654.7	1810	Apr 2019	N/A
911	\$1,300,000	1/2	N/A	N/A	Nov 2018	N/A
1009	\$3,500,000	3/4	\$1,555.6	2250	Jun 2019	N/A
1009	\$13,000/mth	3/4	\$5.8	2250	Jun 2019	N/A
1103	\$8,000/mth	2/2	\$5.2	1550	Aug 2019	N/A
1111	\$929,000	1/1	\$678.1	1370	Jun 2019	N/A
1204	\$10,000/mth	2/2	\$6.0	1660	May 2019	N/A
1407	\$2,750,000	3/3	\$1,519.3	1810	Oct 2017	LANI A PAYNE

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1407	\$8,000/mth	3/3	\$4.4	1810	Apr 2019	N/A
1410	\$1,875,000	2/2	\$1,293.1	1450	Jun 2019	N/A
1603/4	\$35,000/mth	4/4	\$10.9	3209	Aug 2017	N/A
1606	\$15,000/mth	3/2	\$8.4	1781	Aug 2019	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
1609	\$9,000/mth	3/4	\$4.0	2250	Jul 2019	N/A
1611	\$7,000/mth	1/1	\$5.1	1370	May 2019	N/A
1611	\$1,200,000	1/1	\$875.9	1370	May 2019	N/A