

# Market Report

July, 2020



## Il Villaggio

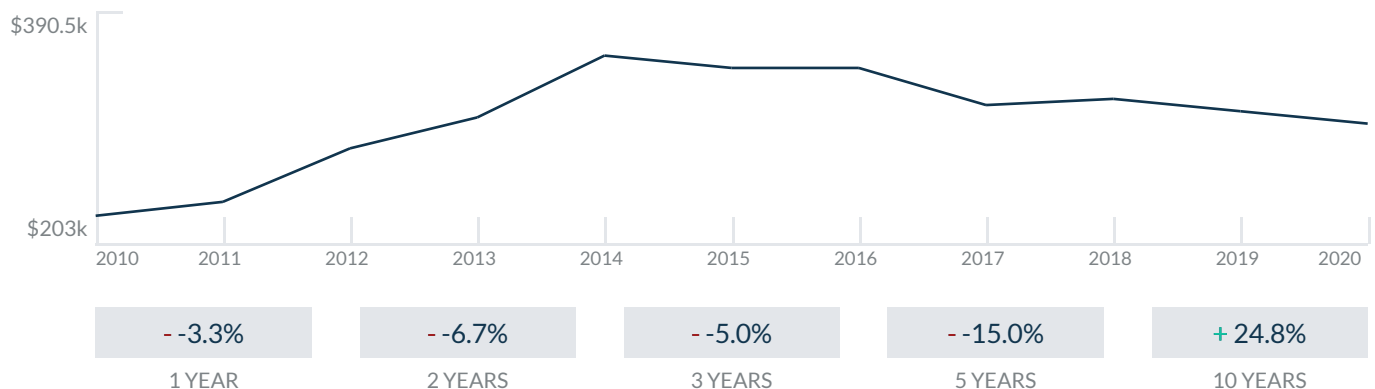
1455 Ocean Drive  
Miami Beach, FL 33139

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](http://ilvillaggiocondosforsale.com).

## Property Stats

POSTAL CODE 33139

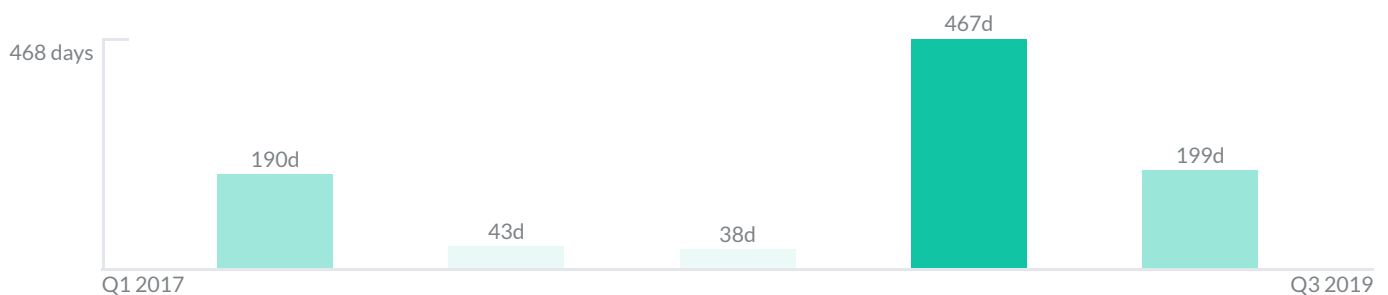
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

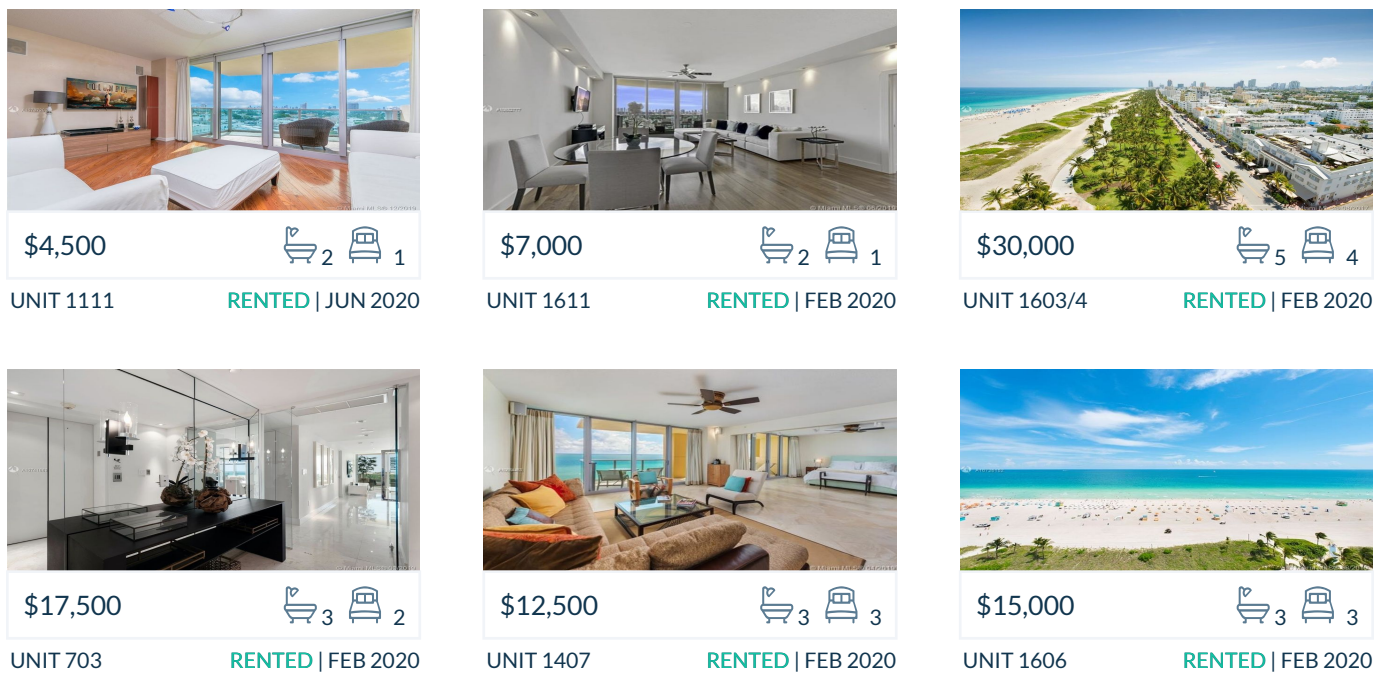
Below the average listing prices of available unit per property type.



# 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
601	\$690,000	1/1	\$570.2	1,210	Sep 2019	163
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	3/5	\$1,644.4	2,250	Jul 2019	94
809	\$3,750,000	3/5	\$1,666.7	2,250	Jun 2019	467
1104/5	\$9,900,000	4/5	\$2,495.6	3,967	Mar 2019	38
1405	\$4,975,000	3/4	\$2,153.7	2,310	Jun 2018	43
1008	\$5,600,000	3/3	\$1,983.0	2,824	Mar 2017	202
1008	\$5,600,000	3/4	\$1,983.0	2,824	Mar 2017	202
1402	\$2,900,000	2/2	\$1,705.9	1,700	Feb 2017	48
1402	\$2,900,000	2/3	\$1,705.9	1,700	Feb 2017	48
606	\$2,250,000	1/1	\$1,771.7	1,270	Jan 2017	319
606	\$2,250,000	1/2	\$1,771.7	1,270	Jan 2017	319
1204	\$2,950,000	2/2	\$1,777.1	1,660	Aug 2016	107
1204	\$2,950,000	2/21	\$1,777.1	1,660	Aug 2016	107
703	\$3,250,000	2/2	\$2,096.8	1,550	Jun 2016	202
703	\$3,250,000	2/21	\$2,096.8	1,550	Jun 2016	202
901	\$1,445,000	1/1	\$1,194.2	1,210	Apr 2016	91
901	\$1,445,000	1/2	\$1,194.2	1,210	Apr 2016	91
N/A	\$3,750,000	3/3	\$1,666.7	2,250	May 2015	137

## Rented

LAST 20 PROPERTIES RENTED IN IL VILLAGGIO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1111	\$4,500	1/2	\$3.3	1,370	Jan 2020	33
1611	\$7,000	1/2	\$5.1	1,370	Jan 2020	231
1603/4	\$30,000	4/5	\$9.3	3,209	Dec 2019	846
703	\$17,500	2/3	\$11.3	1,550	Dec 2019	76
1407	\$12,500	3/3	\$6.9	1,810	Dec 2019	233
1606	\$15,000	3/3	\$8.4	1,781	Dec 2019	66
706	\$7,000	1/2	\$5.5	1,270	Nov 2019	204
1103	\$8,000	2/3	\$5.2	1,550	Nov 2019	101
1501	\$6,900	1/2	\$5.7	1,210	Nov 2019	28
BH-03	\$10,500	3/4	\$4.1	2,580	Oct 2019	75
510	\$3,900	2/3	\$2.7	1,450	Oct 2019	134
1409	\$10,000	3/5	\$4.4	2,250	Jul 2019	74
1007	\$9,500	3/3	\$5.2	1,810	Apr 2019	136
1204	\$20,000	2/3	\$12.0	1,660	Jan 2019	40
1007	\$9,500	3/3	\$5.2	1,810	Jan 2019	83
706	\$5,800	1/2	\$4.6	1,270	Dec 2018	5
602	\$13,000	2/3	\$7.6	1,700	Nov 2018	80
1410	\$4,000	2/2	\$2.8	1,450	Nov 2018	389
1410	\$4,000	2/3	\$2.8	1,450	Nov 2018	389
1407	\$12,000	3/3	\$6.6	1,810	Oct 2018	193

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
BH-0...	\$6,990,000	3/5	\$1,762.9	3965	Jun 2020	STEVEN D BA...
BH-03	\$4,250,000	3/4	\$1,647.3	2580	Jun 2020	ROSS F MARC...
BH-02	\$40,000/mth	3/5	\$11.3	3540	Feb 2020	ELYCE K REM...
BH-03	\$10,500/mth	3/4	\$4.1	2580	Jun 2020	N/A
510	\$4,500/mth	2/3	\$3.1	1450	Jun 2020	N/A
602	\$2,295,000	2/3	\$1,350.0	1700	Feb 2020	MARK E HARR...
609	\$3,699,000	3/5	\$1,644.0	2250	Feb 2020	CHARLES VIC...
702	\$12,000/mth	3/3	\$5.2	2320	Jun 2020	
704	\$2,600,000	2/3	\$1,566.3	1660	Jun 2020	GARY GOOD...
705	\$5,500,000	3/5	\$2,381.0	2310	Jun 2020	ARUN K PURI...
902	\$2,695,000	2/3	\$1,585.3	1700	Jun 2020	NELSON A TE...
907	\$2,750,000	3/3	\$1,519.3	1810	Jun 2020	CELIA ABERM...
1005	\$40,000/mth	2/4	\$10.1	3970	Jun 2020	WILLIAM H R...
1009	\$3,500,000	3/5	\$1,555.6	2250	Feb 2020	
1009	\$13,000/mth	3/5	\$5.8	2250	Jun 2020	
1103	\$2,800,000	2/3	\$1,806.5	1550	Mar 2020	N/A
1110	\$1,750,000	2/3	\$1,206.9	1450	Jun 2020	DANIEL E GU...
1111	\$999,000	1/2	\$729.2	1370	Jun 2020	ILYA PALINSKY
1201/2	\$9,900/mth	3/4	\$3.4	2910	Feb 2020	MARK E ATKINS
1211	\$5,800/mth	1/2	\$4.2	1370	Jun 2020	N/A

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1407	\$2,750,000	3/3	\$1,519.3	1810	Jun 2020	LANI A PAYNE
1410	\$1,700,000	2/3	\$1,172.4	1450	Jun 2020	
1410	\$6,950/mth	2/3	\$4.8	1450	Jun 2020	
1504	\$9,500/mth	2/3	\$5.7	1660	Jun 2020	N/A
1607	\$15,000/mth	3/4	\$8.3	1810	Jun 2020	N/A
1607	\$3,700,000	3/4	\$2,044.2	1810	Jun 2020	RIAD A KABA...
1609	\$18,000/mth	3/5	\$8.0	2250	Jun 2020	BRENT TREPE...
1611	\$1,200,000	1/2	\$875.9	1370	Feb 2020	BEHRAD MO...
1611	\$1,500,000	1/2	\$1,094.9	1370	Jun 2020	N/A