



Il Villaggio

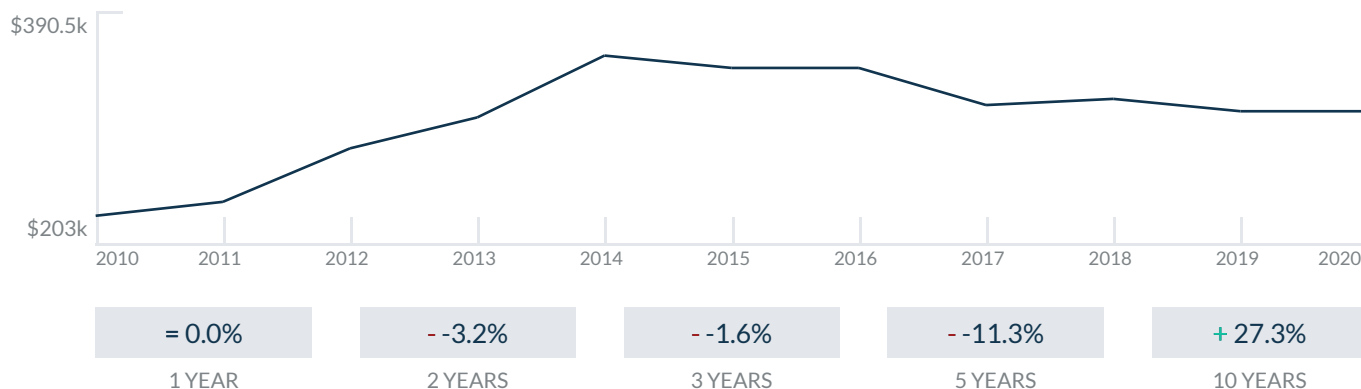
1455 Ocean Drive
Miami Beach, FL 33139

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

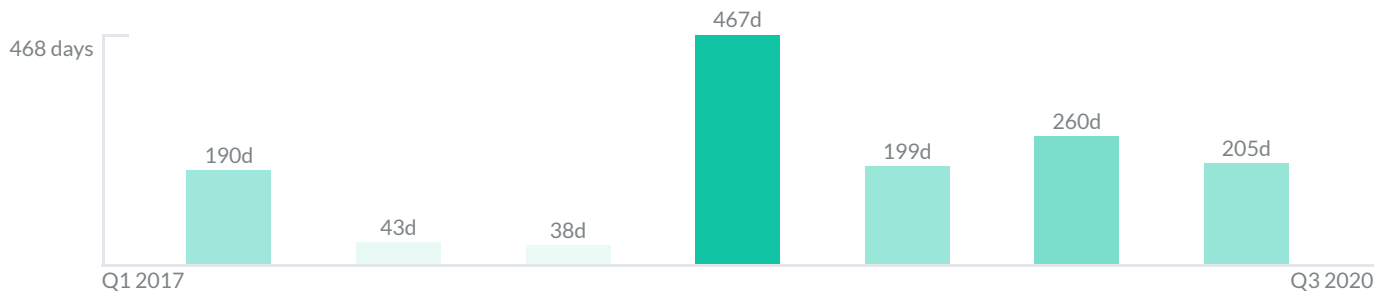
The property stats graph represents the median price evolution since ten years in your postal code area.



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

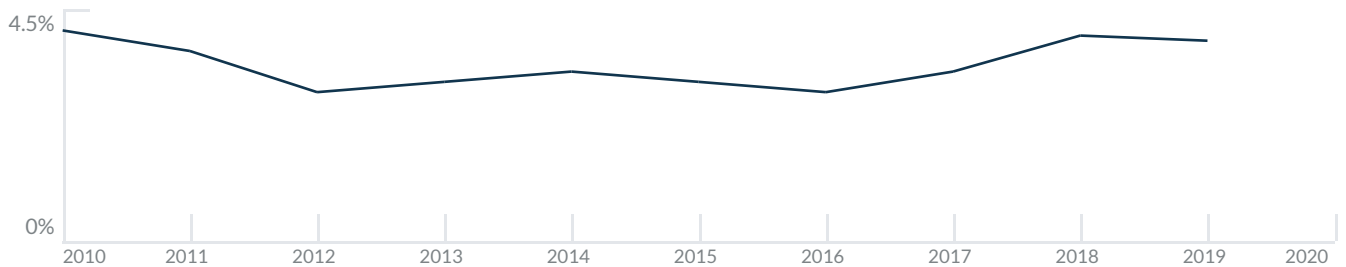
PER YEAR

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©

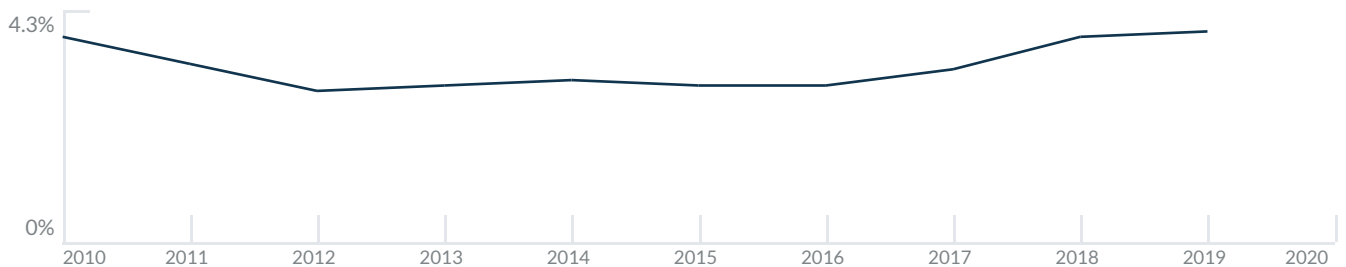
30 YEARS FIXED 4.4%



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

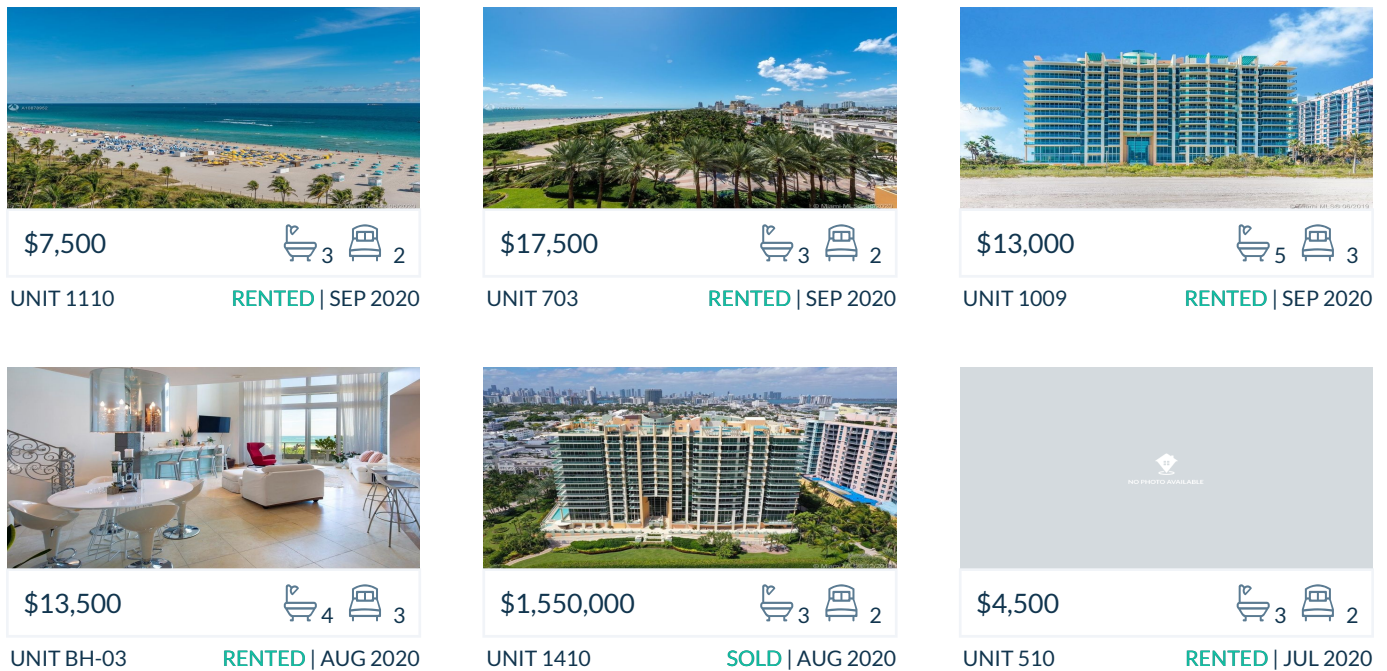
Below the average listing prices of available unit per property type.



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
1410	\$1,550,000	2/3	\$1,069.0	1,450	Aug 2020	205
BH-02	\$5,990,000	3/5	\$1,692.1	3,540	Mar 2020	260
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

Rented

LAST 20 PROPERTIES RENTED IN IL VILLAGGIO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1110	\$7,500	2/3	\$5.2	1,450	Sep 2020	94
703	\$17,500	2/3	\$11.3	1,550	Sep 2020	14
1009	\$13,000	3/5	\$5.8	2,250	Sep 2020	438
BH-03	\$13,500	3/4	\$5.2	2,580	Aug 2020	116
510	\$4,500	2/3	\$3.1	1,450	Jun 2020	16
602	\$12,000	2/3	\$7.0	1,703	Mar 2020	196
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

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
BH-0...	\$6,990,000	3/5	\$1,762.9	3965	Oct 2020	STEVEN D BA...
BH-03	\$4,250,000	3/4	\$1,647.3	2580	Sep 2020	ROSS F MARC...
609	\$15,000/mth	3/5	\$6.7	2250	Sep 2020	CHARLES VIC...
702	\$9,000/mth	3/3	\$3.9	2320	Oct 2020	
704	\$2,500,000	2/3	\$1,506.0	1660	Sep 2020	GARY GOOD...
705	\$5,500,000	3/5	\$2,381.0	2310	Sep 2020	ARUN K PURI...
806	\$3,495,000	3/3	\$1,963.5	1780	Oct 2020	PRETORIA ES...
902	\$2,495,000	2/3	\$1,467.6	1700	Sep 2020	NELSON A TE...
907	\$2,500,000	3/3	\$1,381.2	1810	Sep 2020	CELIA ABERM...
1005	\$40,000/mth	2/4	\$10.1	3970	Sep 2020	WILLIAM H R...
1103	\$2,800,000	2/3	\$1,806.5	1550	Sep 2020	N/A
1106	\$2,850,000	3/3	\$1,601.1	1780	Sep 2020	LUCIANO CA...
1110	\$1,650,000	2/3	\$1,137.9	1450	Sep 2020	DANIEL E GU...
1111	\$999,000	1/2	\$729.2	1370	Sep 2020	ILYA PALINSKY
1111	\$4,500/mth	1/2	\$3.3	1370	Oct 2020	ILYA PALINSKY
1201/2	\$3,995,000	3/4	\$1,372.9	2910	Sep 2020	MARK E ATKINS
1211	\$5,800/mth	1/2	\$4.2	1370	Sep 2020	JOSEPH GUT...
1407	\$2,750,000	3/3	\$1,519.3	1810	Sep 2020	LANI A PAYNE
1407	\$2,475,000	3/3	\$1,367.4	1810	Oct 2020	LANI A PAYNE
1407	\$12,000/mth	3/3	\$6.6	1810	Oct 2020	LANI A PAYNE

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1410	\$6,950/mth	2/3	\$4.8	1450	Sep 2020	
1501	\$6,950/mth	1/2	\$5.7	1210	Oct 2020	STEPHEN ALEX
1504	\$9,500/mth	2/3	\$5.7	1660	Sep 2020	WAYNE FERG...
1607	\$3,700,000	3/4	\$2,044.2	1810	Sep 2020	RIAD A KABA...
1611	\$1,500,000	1/2	\$1,094.9	1370	Sep 2020	BEHRAD MO...
1611	\$9,000/mth	1/2	\$6.6	1370	Sep 2020	BEHRAD MO...