



## 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

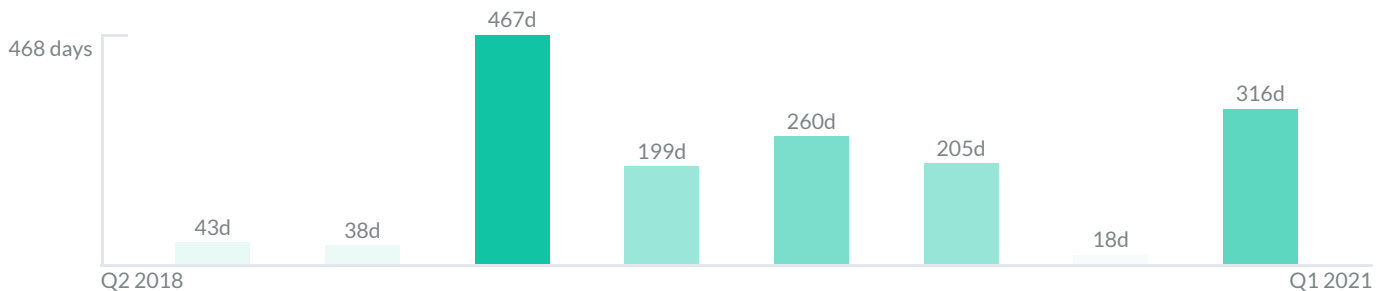
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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

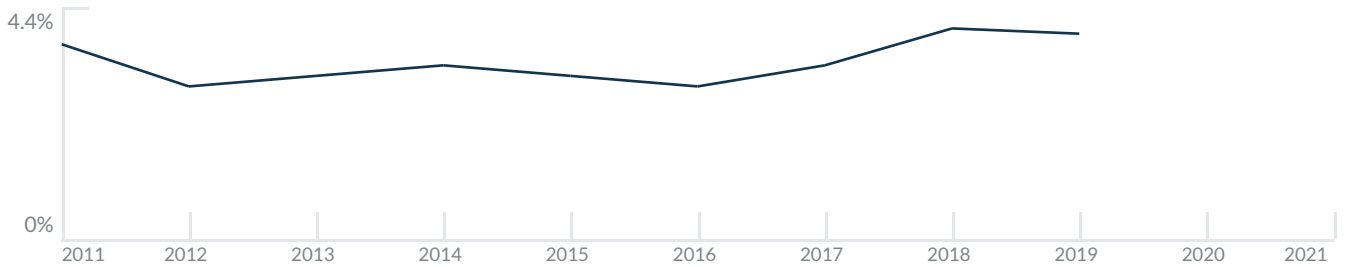
PER YEAR

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©

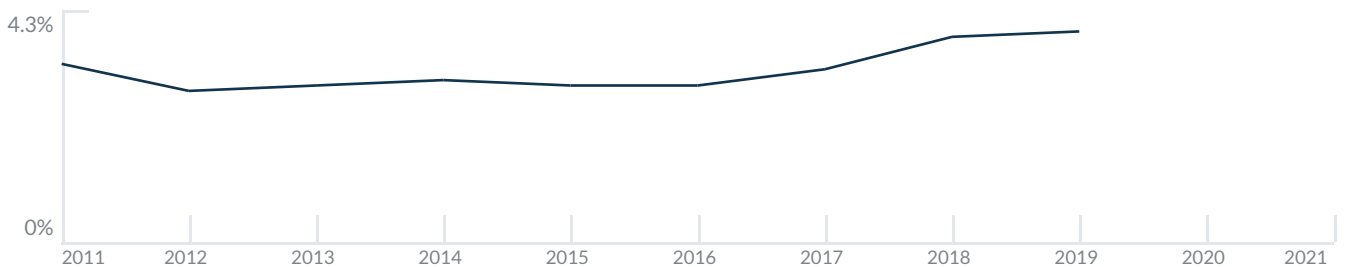
30 YEARS FIXED 4.4%



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

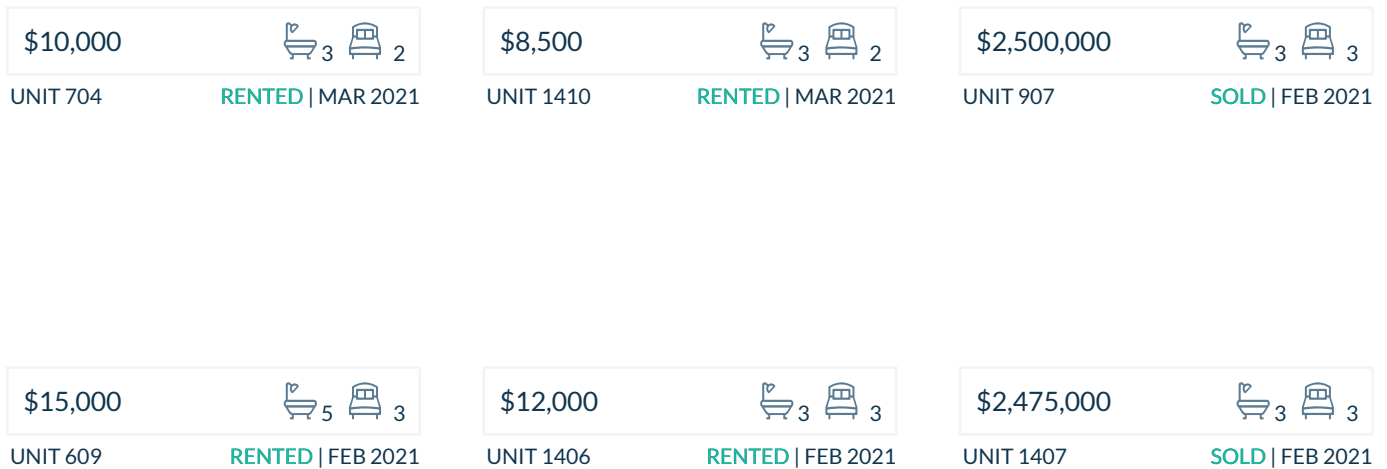
Below the average listing prices of available unit per property type.



# 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
907	\$2,500,000	3/3	\$1,381.2	1,810	Jan 2021	316
1407	\$2,475,000	3/3	\$1,367.4	1,810	Nov 2020	18
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

## Rented

LAST 20 PROPERTIES RENTED IN IL VILLAGGIO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
704	\$10,000	2/3	\$6.0	1,660	Feb 2021	58
1410	\$8,500	2/3	\$5.9	1,450	Feb 2021	4
609	\$15,000	3/5	\$6.7	2,250	Jan 2021	168
1406	\$12,000	3/3	\$6.7	1,780	Dec 2020	N/A
1111	\$4,500	1/2	\$3.3	1,370	Nov 2020	133
1607	\$15,000	3/4	\$8.3	1,810	Nov 2020	589
1609	\$12,500	3/5	\$5.6	2,250	Nov 2020	465
702	\$9,000	3/3	\$3.9	2,320	Nov 2020	443
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH1-2	\$16,500,000	3/4	\$2,835.1	5820	Jan 2021	JEROME L & LI...
BH03	\$4,493,000	3/4	\$1,741.5	2580	Feb 2021	ROSS F MARC...
704	\$2,350,000	2/3	\$1,415.7	1660	Feb 2021	GARY GOOD...
705	\$5,399,000	3/5	\$2,337.2	2310	Feb 2021	ARUN K PURI...
707	\$1,725,000	1/2	\$1,337.2	1290	Dec 2020	SCOTT J GIOR...
902	\$2,399,000	2/3	\$1,411.2	1700	Mar 2021	NELSON A TE...
1006	\$17,500/mth	3/3	\$9.8	1780	Mar 2021	WILLIAM H R...
1103	\$2,350,000	2/3	\$1,516.1	1550	Jan 2021	N/A
1106	\$11,500/mth	3/3	\$6.5	1780	Mar 2021	LUCIANO CA...
1110	\$1,650,000	2/3	\$1,137.9	1450	Mar 2021	DANIEL E GU...
1607	\$3,700,000	3/4	\$2,044.2	1810	Mar 2021	RIAD A KABA...