

# Market Report

June, 2022



## 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](http://ilvillaggiocondosforsale.com).

## Property Stats

POSTAL CODE 33139

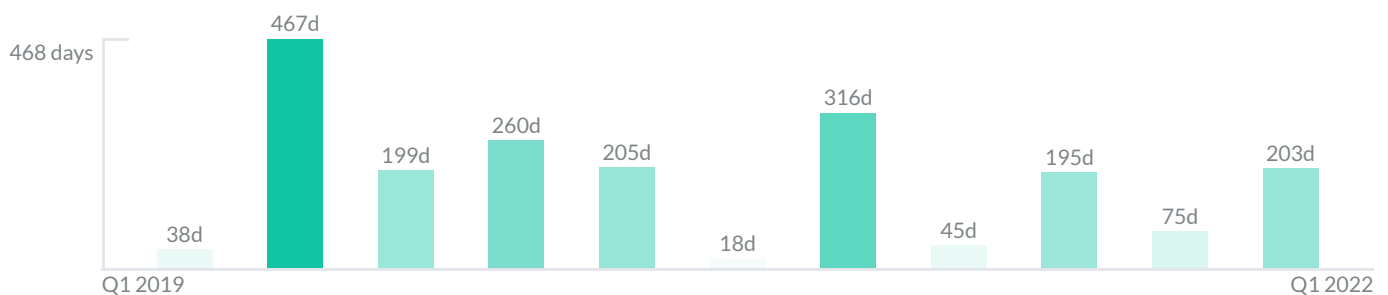
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

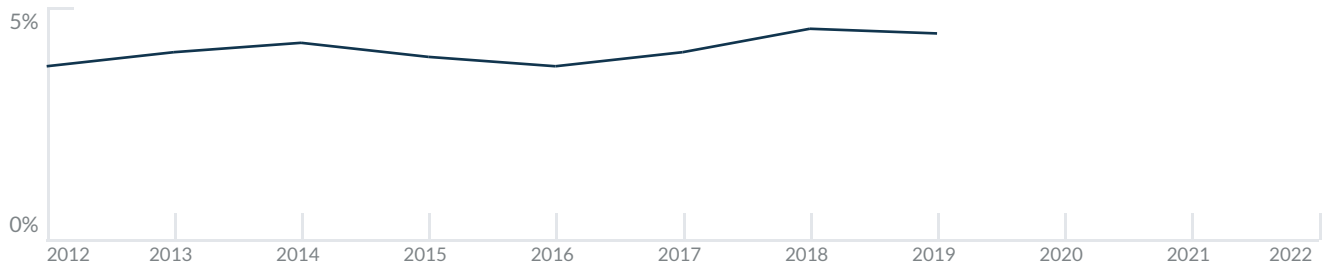


# Mortgage Rates

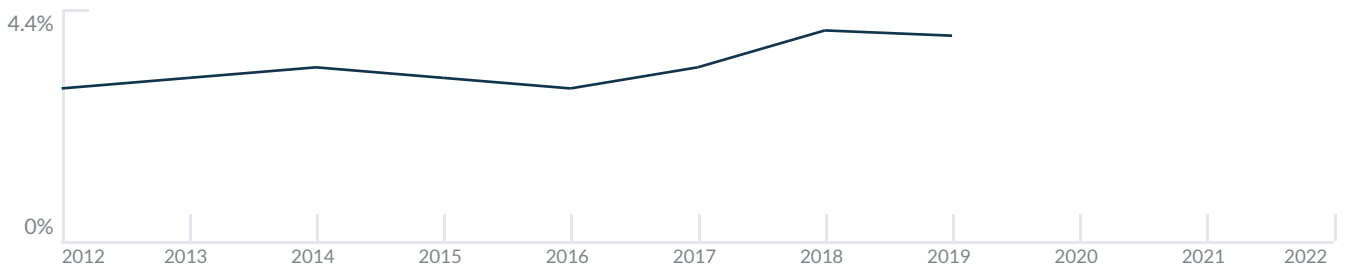
PER YEAR

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©

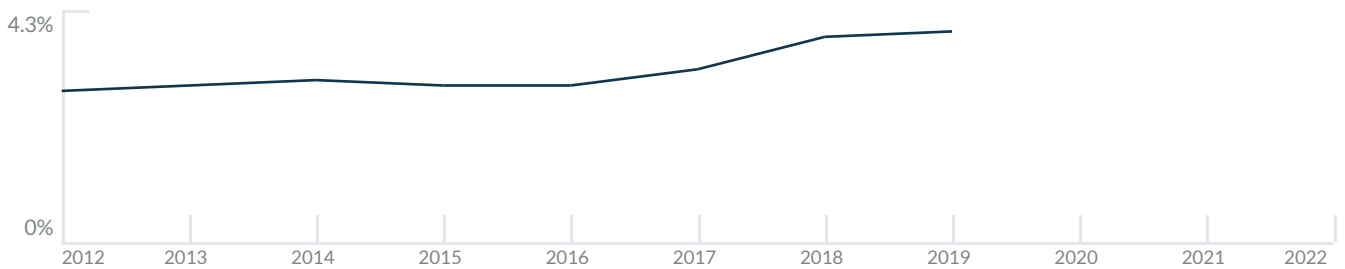
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

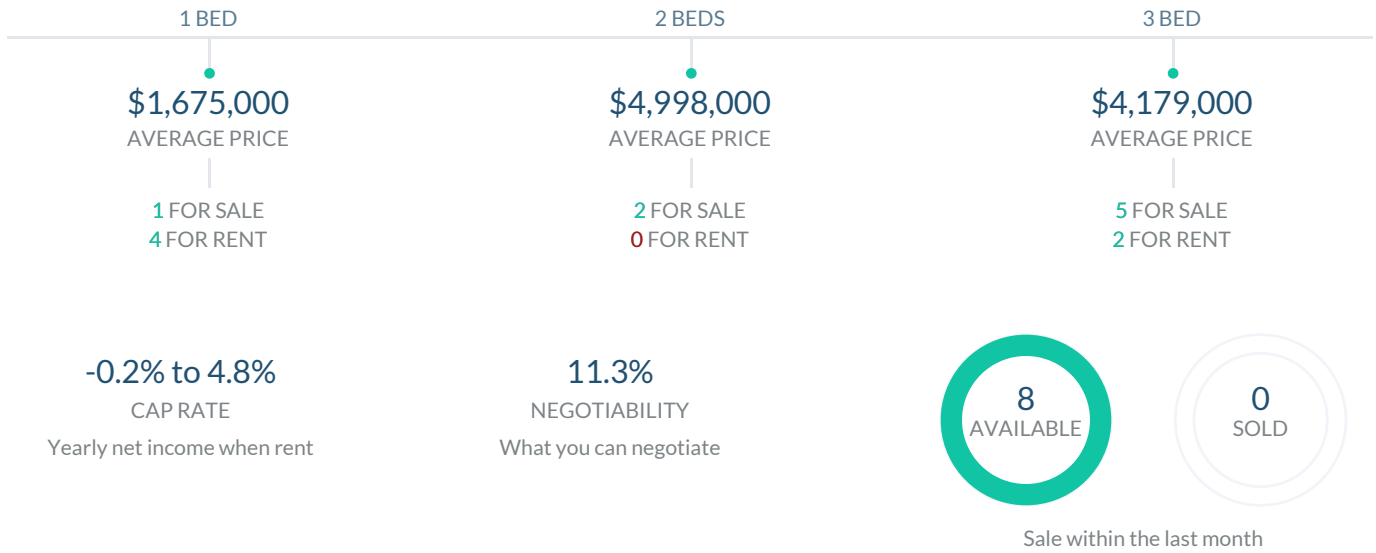
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

 <p><b>\$999,000</b></p> <p>UNIT 811</p> <p>3 Baths 1 Bed</p> <p><b>SOLD   APR 2022</b></p>	 <p><b>\$20,000</b></p> <p>UNIT 1609</p> <p>5 Baths 3 Beds</p> <p><b>RENTED   APR 2022</b></p>	 <p><b>\$15,000</b></p> <p>UNIT 1204</p> <p>3 Baths 2 Beds</p> <p><b>RENTED   FEB 2022</b></p>
 <p><b>\$1,950,000</b></p> <p>UNIT 610</p> <p>3 Baths 2 Beds</p> <p><b>SOLD   FEB 2022</b></p>	 <p><b>\$2,150,000</b></p> <p>UNIT 704</p> <p>3 Baths 2 Beds</p> <p><b>SOLD   FEB 2022</b></p>	 <p><b>\$15,000</b></p> <p>UNIT 602</p> <p>3 Baths 2 Beds</p> <p><b>RENTED   DEC 2021</b></p>

## Sold

LAST 20 PROPERTIES SOLD IN IL VILLAGGIO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
811	\$999,000	1/3	\$729.2	1,370	Mar 2022	203
610	\$1,950,000	2/3	\$1,344.8	1,450	Dec 2021	32
704	\$2,150,000	2/3	\$1,295.2	1,660	Dec 2021	187
1409	\$3,999,000	3/5	\$1,777.3	2,250	Dec 2021	31
1410	\$1,800,000	2/3	\$1,241.4	1,450	Dec 2021	105
609	\$4,000,000	3/4	\$1,777.8	2,250	Nov 2021	18
1511	\$1,149,500	1/2	\$839.1	1,370	Aug 2021	82
1103	\$2,150,000	2/3	\$1,387.1	1,550	Aug 2021	185
906	\$2,489,000	3/3	\$1,398.3	1,780	Jul 2021	21
1111	\$950,000	1/2	\$693.4	1,370	Jul 2021	491
1011	\$950,000	1/2	\$693.4	1,370	Jun 2021	39
1507	\$2,550,000	3/3	\$1,408.8	1,810	May 2021	50
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

## Rented

LAST 20 PROPERTIES RENTED IN IL VILLAGGIO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1609	\$20,000	3/5	\$8.9	2,250	Mar 2022	13
1204	\$15,000	2/3	\$9.0	1,660	Jan 2022	227
602	\$15,000	2/3	\$8.8	1,700	Dec 2021	55
1607	\$16,000	3/4	\$8.8	1,810	Sep 2021	157
1501	\$6,950	1/2	\$5.7	1,210	Mar 2021	147
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
BH-01	\$7,995,000	3/6	\$2,029.2	3940	Feb 2022	STEVEN D BA...
511	\$9,500/mth	1/2	\$6.9	1370	Apr 2022	
601	\$8,200/mth	1/2	\$6.8	1210	Apr 2022	N/A
602	\$2,595,000	2/3	\$1,526.5	1700	Apr 2022	MARK E HARR...
901	\$6,000/mth	1/2	\$5.0	1210	Apr 2022	GHASSAN S S...
1006	\$15,000/mth	3/3	\$8.4	1780	Feb 2022	WILLIAM H R...
1008	\$7,400,000	2/2	\$2,624.1	2820	Apr 2022	ELLEN TAUB
1106	\$2,600,000	3/3	\$1,460.7	1780	Feb 2022	LUCIANO CA...
1106	\$2,600,000	3/3	\$1,460.7	1780	Feb 2022	LUCIANO CA...
1106	\$10,000/mth	3/3	\$5.6	1780	Apr 2022	LUCIANO CA...
1501	\$11,500/mth	1/2	\$9.5	1210	Nov 2021	STEPHEN ALEX
1501	\$1,675,000	1/2	\$1,384.3	1210	Feb 2022	STEPHEN ALEX
1607	\$3,700,000	3/4	\$2,044.2	1810	Oct 2021	RIAD A KABA...
1607	\$4,000,000	3/4	\$2,209.9	1810	Feb 2022	RIAD A KABA...