

# Unit 10421 SW 157th Pl # 305 - Royal Palm Place at the Hammocks

10421 SW 157th Pl # 305 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

## Unit Information

MLS Number: A11568408  
 Status: Active Under Contract  
 Size: 1,075 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Fee Simple Garage,Guest Parking  
 View:  
 List Price: \$335,000  
 List PPSF: \$312  
 Valuated Price: \$325,000  
 Valuated PPSF: \$302

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 375  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 5

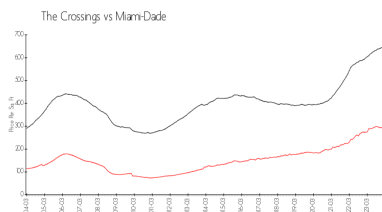
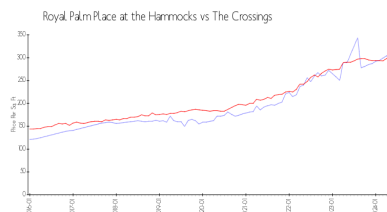
## Building Association Information

Royal Palm Place Condominium  
 Address: SW 157th Ave,  
 Miami, FL 33196  
 (305) 386-7707

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,075 sq ft	May 2024	\$335,000	\$312
108	1,075 sq ft	May 2024	\$325,000	\$302
203	1,075 sq ft	May 2024	\$305,000	\$284
103	891 sq ft	Mar 2024	\$275,000	\$309
204	891 sq ft	Mar 2024	\$282,000	\$316
103	1,075 sq ft	Mar 2024	\$305,000	\$284

## Market Information



Royal Palm Place at the Hammocks: \$299/sq. ft.  
 The Crossings: \$303/sq. ft.

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 Miami-Dade: \$705/sq. ft.

## Inventory for Sale



Royal Palm Place at the Hammocks	0%
The Crossings	1%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

Royal Palm Place at the Hammocks	36 days
The Crossings	38 days
Miami-Dade	81 days