

# Unit 15781 SW 106th Ter # 201 - Royal Palm Place at the Hammocks

15781 SW 106th Ter # 201 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

## Unit Information

MLS Number:	A11469326
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$340,000
List PPSF:	\$286
Valuated Price:	\$330,000
Valuated PPSF:	\$277

*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:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

## 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
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
208	891 sq ft	Feb 2024	\$278,000	\$312
208	1,075 sq ft	Feb 2024	\$297,000	\$276

## Market Information



Royal Palm Place at the Hammocks:	\$277/sq. ft.	The Crossings:	\$298/sq. ft.
The Crossings:	\$298/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

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

Royal Palm Place at the Hammocks	35 days
The Crossings	38 days
Miami-Dade	81 days