

Unit 9708 Hammocks Blvd # 204-32 - Banyan Tree

9708 Hammocks Blvd # 204-32 - 9912 Hammocks Blvd, The Hammocks, FL, Miami-Dade 33196

Unit Information

MLS Number:	A11499807
Status:	Pending
Size:	1,093 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$325,000
List PPSF:	\$297
Valuated Price:	\$348,000
Valuated PPSF:	\$318

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:	192
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

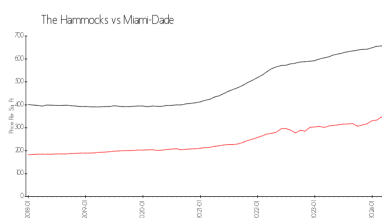
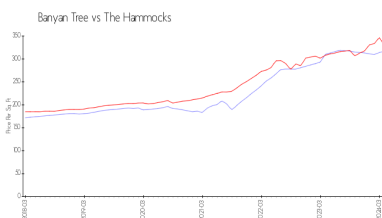
Building Association Information

Banyan Tree Homeowners
Address: 9736 Hammocks Blvd,
Miami, FL 33196
Phone: +1 305-228-7326

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101-29	993 sq ft	Feb 2024	\$305,500	\$308
101	993 sq ft	Jul 2023	\$315,000	\$317

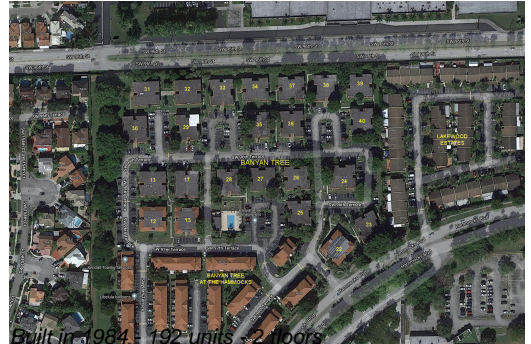
Market Information



Banyan Tree:	\$317/sq. ft.	The Hammocks:	\$326/sq. ft.
The Hammocks:	\$326/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Banyan Tree	2%
The Hammocks	1%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Banyan Tree	12 days
The Hammocks	24 days
Miami-Dade	81 days