

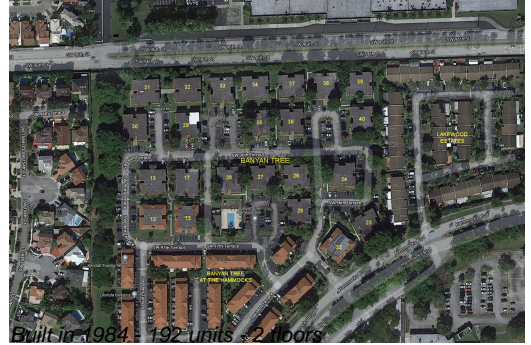
Unit 9708 Hammocks Blvd # 204-32 - Banyan Tree

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: \$361,000
 Valuated PPSF: \$330

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: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

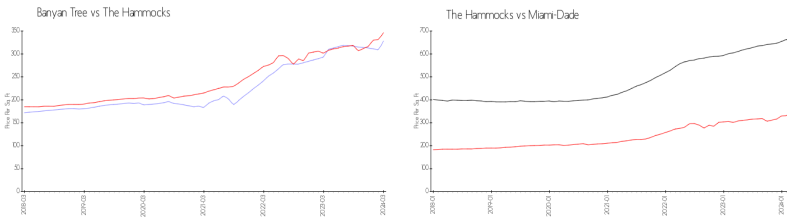
Building Association Information

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:	\$328/sq. ft.	The Hammocks:	\$346/sq. ft.
The Hammocks:	\$346/sq. ft.	Miami-Dade:	\$703/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