

# Unit 112-10 - Villas at the Hammocks

112-10 - 10210 SW 154 Pl, The Crossings, FL, Miami-Dade 33196

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11505549        |
| Status:         | Active           |
| Size:           | 1,430 Sq ft.     |
| Bedrooms:       | 3                |
| Full Bathrooms: | 2                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$459,000        |
| List PPSF:      | \$321            |
| Valuated Price: | \$437,000        |
| Valuated PPSF:  | \$306            |

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:                         | 114 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 2   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

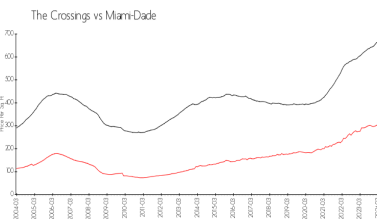
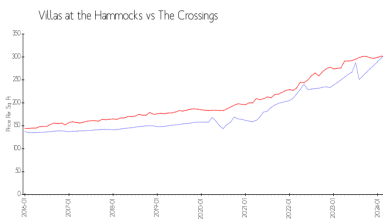
## Building Association Information

Villas at the Hammocks  
 Condominium Association  
 Address: 10130 SW 154th Cir Ct,  
 Miami, FL 33196  
 941-698-2989

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 105-3  | 1,790 sq ft | Aug 2023     | \$450,000  | \$251 |
| 110-11 | 1,430 sq ft | Jul 2023     | \$410,000  | \$287 |

## Market Information



|                         |               |                |               |
|-------------------------|---------------|----------------|---------------|
| Villas at the Hammocks: | \$306/sq. ft. | The Crossings: | \$299/sq. ft. |
| The Crossings:          | \$299/sq. ft. | Miami-Dade:    | \$703/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| Villas at the Hammocks | 2% |
| The Crossings          | 1% |
| Miami-Dade             | 3% |

## Avg. Time to Close Over Last 12 Months



Villas at the Hammocks  
The Crossings  
Miami-Dade

35 days  
36 days  
81 days