

# Unit 14909 SW 104th St # 18-13 - Heron at the Hammocks

14909 SW 104th St # 18-13 - 14847 SW 104 St, The Hammocks, FL, Miami-Dade 33196

## Unit Information

MLS Number:	A11529340
Status:	Active
Size:	750 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$269,999
List PPSF:	\$360
Valuated Price:	\$257,000
Valuated PPSF:	\$343

*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:	264
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:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Building Association Information

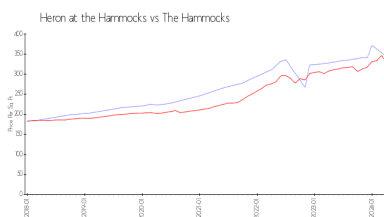
Hammocks Community Association  
Address: 9020 Hammocks Blvd,  
Miami, FL 33196  
Phone: +1 305-382-3999

<https://www.hammockscommunityassociation.com/>

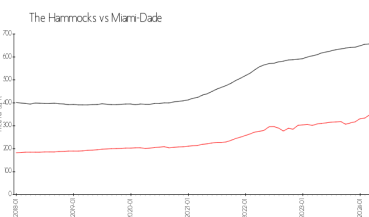
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
13-24	750 sq ft	Jan 2024	\$280,000	\$373
22-24	750 sq ft	Dec 2023	\$257,500	\$343

## Market Information



Heron at the Hammocks: \$344/sq. ft.  
The Hammocks: \$326/sq. ft.



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

## Inventory for Sale

Heron at the Hammocks 0%



Built in 1982 - 264 units - 2 floors

The Hammocks	1%
Miami-Dade	3%

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

Heron at the Hammocks	24 days
The Hammocks	24 days
Miami-Dade	81 days