

Unit 10521 SW 157th Pl # 106 - Royal Palm Place at the Hammocks

10521 SW 157th Pl # 106 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

Unit Information

MLS Number:	A11547736
Status:	Pending
Size:	778 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$260,000
List PPSF:	\$334
Valuated Price:	\$214,000
Valuated PPSF:	\$275

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%
The Crossings	1%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Royal Palm Place at the Hammocks	35 days
The Crossings	37 days
Miami-Dade	81 days