

Unit 10014 Hammocks Blvd # 201-4 - Blossoms at the Hammocks

10014 Hammocks Blvd # 201-4 - 10010 Hammocks Blvd, The Crossings, FL, Miami-Dade 33196

Unit Information

MLS Number:	A11548676
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$365,000
List PPSF:	\$270
Valuated Price:	\$347,000
Valuated PPSF:	\$257

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.



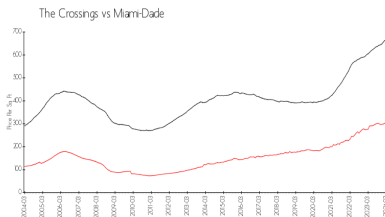
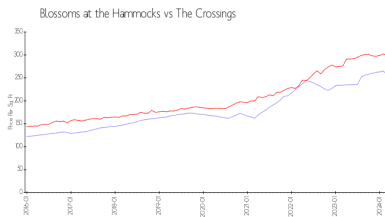
Building Information

Number of units:	75
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201-6	1,350 sq ft	Feb 2024	\$359,000	\$266
103-6	1,400 sq ft	Dec 2023	\$350,000	\$250
101	1,400 sq ft	Aug 2023	\$350,000	\$250
208-5	1,350 sq ft	Jul 2023	\$320,000	\$237

Market Information



Blossoms at the Hammocks:	\$256/sq. ft.	The Crossings:	\$299/sq. ft.
The Crossings:	\$299/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Blossoms at the Hammocks	3%
The Crossings	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Blossoms at the Hammocks	83 days
The Crossings	36 days
Miami-Dade	81 days