

# 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:	\$342,000
Valuated PPSF:	\$253

*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

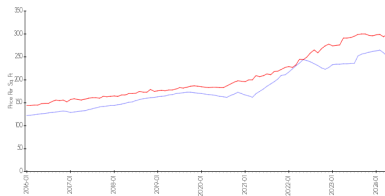
Number of units:	75
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Recent Sales

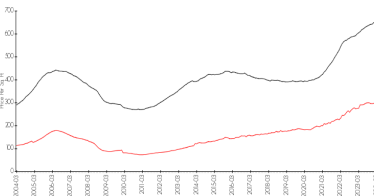
Unit #	Size	Closing Date	Sale Price	PPSF
201-6	1,350 sq ft	Feb 2024	\$359,000	\$266
103-6	1,400 sq ft	Dec 2023	\$350,000	\$250
101	1,400 sq ft	Aug 2023	\$350,000	\$250
208-5	1,350 sq ft	Jul 2023	\$320,000	\$237

## Market Information

Blossoms at the Hammocks vs The Crossings



The Crossings vs Miami-Dade



Blossoms at the Hammocks:	\$252/sq. ft.
The Crossings:	\$298/sq. ft.

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Miami-Dade:	\$698/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	38 days
Miami-Dade	81 days

