

Unit 10521 SW 158th Ct # 101 - Royal Palm Place at the Hammocks

10521 SW 158th Ct # 101 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

Unit Information

MLS Number:	A11565976
Status:	Active
Size:	1,075 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	Other View
Rental Price:	\$2,450
List PPSF:	\$2
Valuated Price:	\$296,000
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

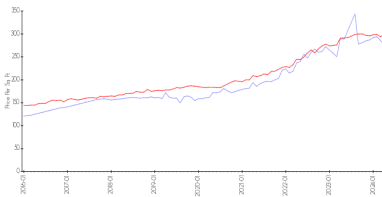
Number of units:	375
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

Building Association Information

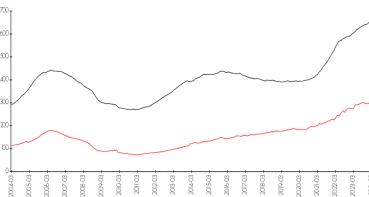
Royal Palm Place Condominium
 Address: SW 157th Ave,
 Miami, FL 33196
 (305) 386-7707

Market Information

Royal Palm Place at the Hammocks vs The Crossings



The Crossings vs Miami-Dade



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



Built in 1990 - 375 units - 3 floors