

Unit 10010 Hammocks Blvd # 202-2 - Blossoms at the Hammocks

10010 Hammocks Blvd # 202-2 - 10010 Hammocks Blvd, The Crossings, FL, Miami-Dade 33196

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11568751 |
| Status: | Active |
| Size: | 1,350 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | |
| List Price: | \$355,000 |
| List PPSF: | \$263 |
| Valuated Price: | \$344,000 |
| Valuated PPSF: | \$255 |

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.



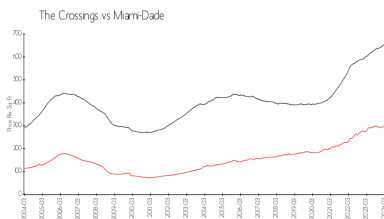
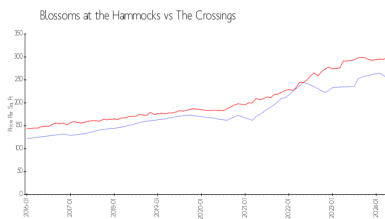
Building Information

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|--|----|
| Number of units: | 75 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 4% |
| 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: | \$254/sq. ft. | The Crossings: | \$298/sq. ft. |
| The Crossings: | \$298/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|--------------------------|----|
| Blossoms at the Hammocks | 4% |
| The Crossings | 1% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------|---------|
| Blossoms at the Hammocks | 83 days |
| The Crossings | 39 days |
| Miami-Dade | 81 days |