

# Unit 10410 SW 157th Ct # 103 - Royal Palm Place at the Hammocks

10410 SW 157th Ct # 103 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

## Unit Information

MLS Number:	A11573506
Status:	Active
Size:	891 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Guest Parking
View:	Garden View
Rental Price:	\$2,400
List PPSF:	\$3
Valuated Price:	\$245,000
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

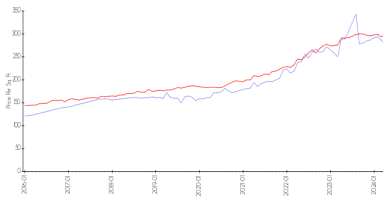
Number of units:	375
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

## Building Association Information

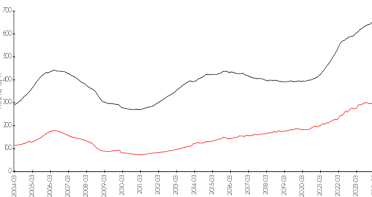
Royal Palm Place Condominium  
 Address: SW 157th Ave,  
 Miami, FL 33196  
 (305) 386-7707

## 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

