

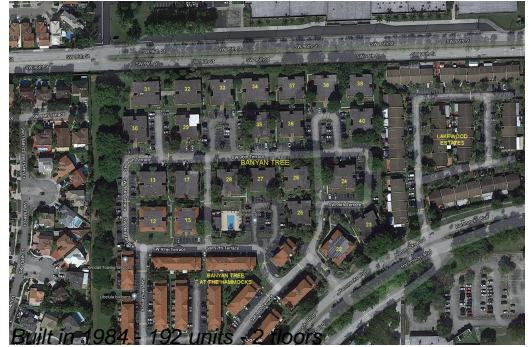
# Unit 9800 Hammocks Blvd # 203-12 - Banyan Tree

9800 Hammocks Blvd # 203-12 - 9912 Hammocks Blvd, The Hammocks, FL, Miami-Dade 33196

## Unit Information

MLS Number:	A11576701
Status:	Active
Size:	993 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$349,900
List PPSF:	\$352
Valuated Price:	\$313,000
Valuated PPSF:	\$315

*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:	192
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

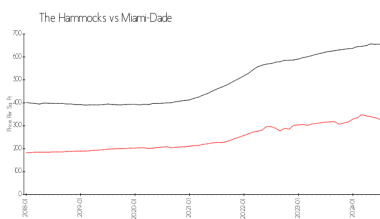
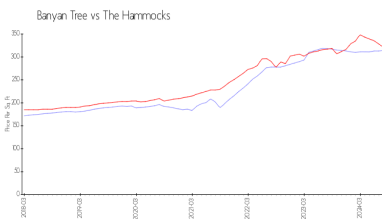
## Building Association Information

Banyan Tree Homeowners  
 Address: 9736 Hammocks Blvd,  
 Miami, FL 33196  
 Phone: +1 305-228-7326

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204-32	1,093 sq ft	May 2024	\$315,000	\$288
101-29	993 sq ft	Feb 2024	\$305,500	\$308

## Market Information



Banyan Tree:	\$314/sq. ft.	The Hammocks:	\$321/sq. ft.
The Hammocks:	\$321/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Banyan Tree	3%
The Hammocks	1%
Miami-Dade	4%

## **Avg. Time to Close Over Last 12 Months**

Banyan Tree	43 days
The Hammocks	53 days
Miami-Dade	84 days