

# Unit 103-6 - Villas at the Hammocks

103-6 - 10210 SW 154 Pl, The Crossings, FL, Miami-Dade 33196

## Unit Information

MLS Number: A11579947  
 Status: Active  
 Size: 1,790 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Guest Parking  
 View:  
 List Price: \$638,000  
 List PPSF: \$356  
 Valuated Price: \$486,000  
 Valuated PPSF: \$272

*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: 114  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

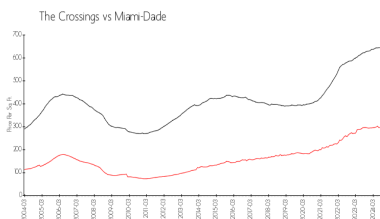
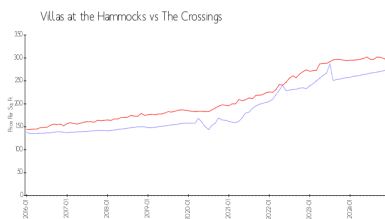
## Building Association Information

Villas at the Hammocks  
 Condominium Association  
 Address: 10130 SW 154th Cir Ct,  
 Miami, FL 33196  
 941-698-2989

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
112-10	1,430 sq ft	Jun 2024	\$451,000	\$315

## Market Information



Villas at the Hammocks:	\$272/sq. ft.	The Crossings:	\$294/sq. ft.
The Crossings:	\$294/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Villas at the Hammocks	4%
The Crossings	2%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Villas at the Hammocks	133 days
The Crossings	50 days
Miami-Dade	90 days

