

# Unit 103-1 - Villas at the Hammocks

103-1 - 10210 SW 154 Pl, The Crossings, FL, Miami-Dade 33196

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11591396        |
| Status:         | Cancelled        |
| Size:           | 1,790 Sq ft.     |
| Bedrooms:       | 3                |
| Full Bathrooms: | 2                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$515,000        |
| List PPSF:      | \$288            |
| Valuated Price: | \$500,000        |
| Valuated PPSF:  | \$279            |

*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:  | 1   |
| Number of sales over the last 3 months:  | 0   |

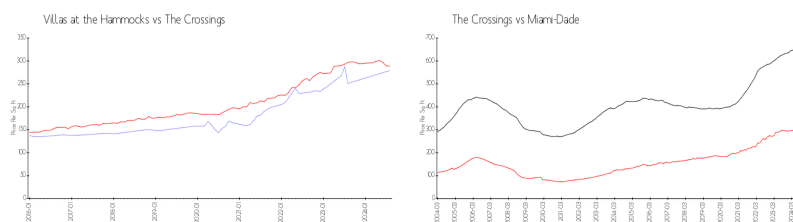
## Building Association Information

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: | \$279/sq. ft. | The Crossings: | \$289/sq. ft. |
| The Crossings:          | \$289/sq. ft. | Miami-Dade:    | \$696/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|                        |          |
|------------------------|----------|
| Villas at the Hammocks | 133 days |
| The Crossings          | 39 days  |
| Miami-Dade             | 85 days  |

