

# Unit 15770 SW 106th Ter # 204 - Royal Palm Place at the Hammocks

15770 SW 106th Ter # 204 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

## Unit Information

MLS Number:	A11601270
Status:	Active
Size:	1,075 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Detached,Guest Parking
View:	None
Rental Price:	\$2,500
List PPSF:	\$2
Valuated Price:	\$306,000
Valuated PPSF:	\$285

*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.*



Built in 1990, 375 units - 3 floors

## Building Information

Number of units:	375
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## 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:	\$284/sq. ft.	The Crossings:	\$288/sq. ft.
The Crossings:	\$288/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Royal Palm Place at the Hammocks	2%
The Crossings	1%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Royal Palm Place at the Hammocks	55 days
The Crossings	39 days
Miami-Dade	84 days