

Unit 15315 SW 106th Ter # 404 - Hammocks Trails

15315 SW 106th Ter # 404 - 15295 106 Ln, The Crossings, FL, Miami-Dade 33196

Unit Information

MLS Number: A11650048
 Status: Active
 Size: 693 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$230,000
 List PPSF: \$332
 Valuated Price: \$196,000
 Valuated PPSF: \$283

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: 312
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

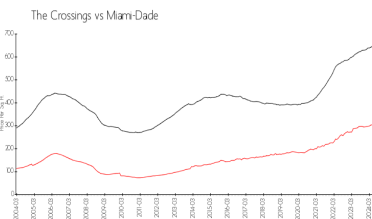
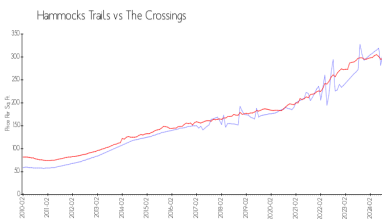
Hammocks Trail Condo Association
 Address: 15301 SW 106th Ln,
 Miami, FL 33196,
 Phone: +1 305-383-3301

<http://www.thecrossingshoa.net/home.asp>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
709	808 sq ft	Nov 2024	\$240,000	\$297
518	693 sq ft	Aug 2024	\$215,000	\$310
107	1,093 sq ft	Jul 2024	\$305,000	\$279
203	1,093 sq ft	May 2024	\$316,000	\$289
411	953 sq ft	Apr 2024	\$268,000	\$281

Market Information

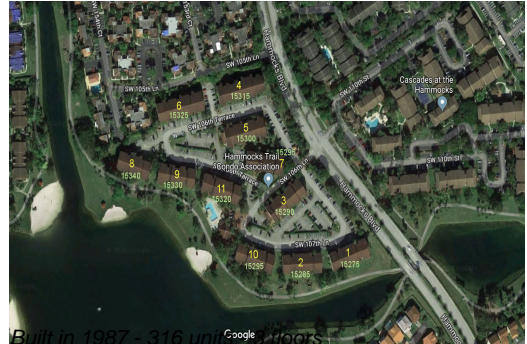


Hammocks Trails: \$285/sq. ft.
 The Crossings: \$304/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Hammocks Trails 3%
 The Crossings 2%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

Hammocks Trails	41 days
The Crossings	45 days
Miami-Dade	87 days