

# 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

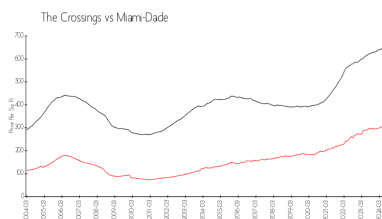
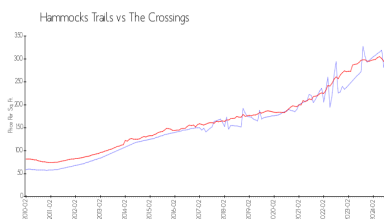
Hammocks Trail Condo Association  
Address: 15301 SW 106th Ln,  
Miami, FL 33196,  
Phone: +1 305-383-3301

<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

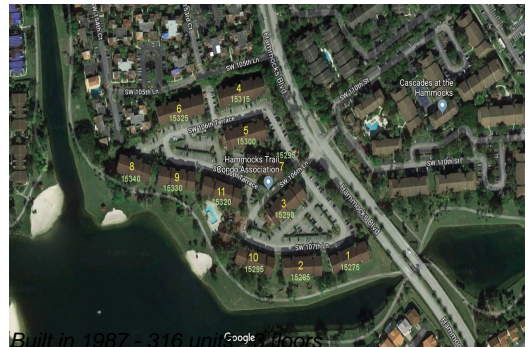


Hammocks Trails: \$285/sq. ft.  
The Crossings: \$304/sq. ft.

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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