

Unit 10450 SW 157th Ct # 108 - Royal Palm Place Place at the Hammocks

10450 SW 157th Ct # 108 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

Unit Information

MLS Number: A11659727
 Status: Active
 Size: 778 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$265,000
 List PPSF: \$341
 Valuated Price: \$209,000
 Valuated PPSF: \$269

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: 375
 Number of active listings for rent: 0
 Number of active listings for sale: 12
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

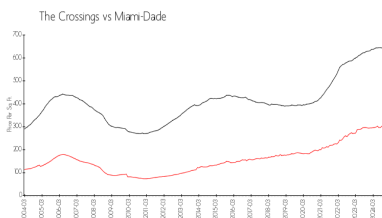
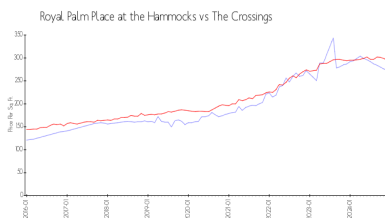
Building Association Information

Royal Palm Place Condominium
 Address: SW 157th Ave,
 Miami, FL 33196
 (305) 386-7707

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,190 sq ft	Jun 2024	\$333,000	\$280
302	1,075 sq ft	May 2024	\$335,000	\$312
108	1,075 sq ft	May 2024	\$325,000	\$302
203	1,075 sq ft	May 2024	\$305,000	\$284
103	891 sq ft	Mar 2024	\$275,000	\$309
204	891 sq ft	Mar 2024	\$282,000	\$316
103	1,075 sq ft	Mar 2024	\$305,000	\$284

Market Information



Royal Palm Place at the Hammocks: \$271/sq. ft.
 The Crossings: \$294/sq. ft.

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 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Royal Palm Place at the Hammocks: 3%
 The Crossings: 2%
 Miami-Dade: 5%



Avg. Time to Close Over Last 12 Months

Royal Palm Place at the Hammocks	66 days
The Crossings	50 days
Miami-Dade	90 days