

# Unit 15770 SW 104th Ter # 303 - Royal Palm Place at the Hammocks

15770 SW 104th Ter # 303 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

## Unit Information

MLS Number:	A11660363
Status:	Rented
Size:	1,190 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Guest Parking
View:	Other View
Rental Price:	\$2,699
List PPSF:	\$2
Valuated Price:	\$321,000
Valuated PPSF:	\$270

*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.*

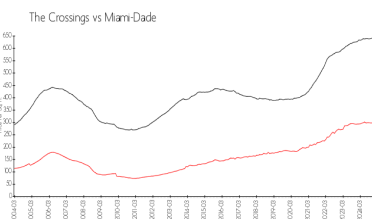
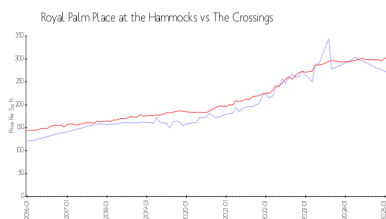
## Building Information

Number of units:	375
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
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:	\$267/sq. ft.	The Crossings:	\$295/sq. ft.
The Crossings:	\$295/sq. ft.	Miami-Dade:	\$685/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	68 days
The Crossings	52 days
Miami-Dade	94 days

