

# Unit 10630 SW 158th Ct # 204 - Royal Palm Place at the Hammocks

10630 SW 158th Ct # 204 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

## Unit Information

MLS Number:	A11664746
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$340,000
List PPSF:	\$286
Valuated Price:	\$334,000
Valuated PPSF:	\$281

*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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

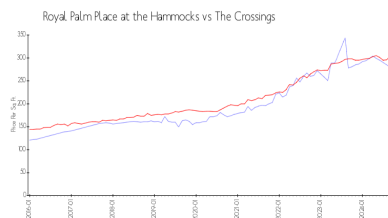
## Building Association Information

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

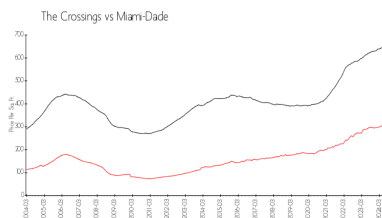
## Recent Sales

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: \$280/sq. ft.  
The Crossings: \$304/sq. ft.



The Crossings: \$304/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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



Built in 1990 - 375 units - 3 floors

### **Avg. Time to Close Over Last 12 Months**

Royal Palm Place at the Hammocks	63 days
The Crossings	44 days
Miami-Dade	87 days