

# Unit 15770 SW 106th Ter # 203 - Royal Palm Place at the Hammocks

15770 SW 106th Ter # 203 - 10420 SW 158 Ct, The Crossings, FL, Miami-Dade 33196

## Unit Information

MLS Number: A11672212  
 Status: Active  
 Size: 1,075 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$324,997  
 List PPSF: \$302  
 Valuated Price: \$302,000  
 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: 7  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

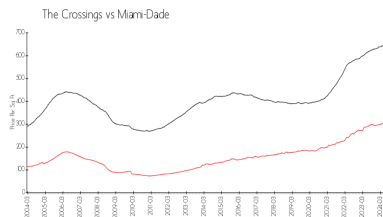
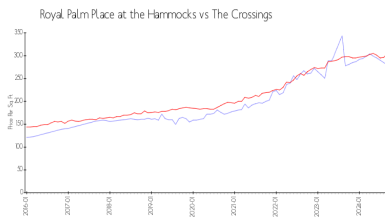
## Building Association Information

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	1%
Miami-Dade	4%

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

Royal Palm Place at the Hammocks	58 days
The Crossings	44 days
Miami-Dade	86 days