

Unit 15285 SW 107th Ln # 218 - Hammocks Trails

15285 SW 107th Ln # 218 - 15295 106 Ln, The Crossings, FL, Miami-Dade 33196

Unit Information

MLS Number: A11676831
 Status: Active
 Size: 1,093 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$299,900
 List PPSF: \$274
 Valuated Price: \$315,000
 Valuated PPSF: \$288

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

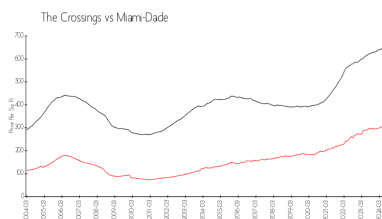
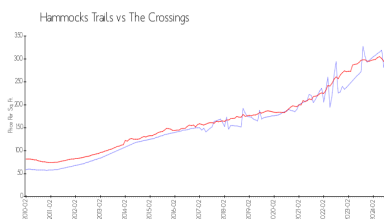
Hammocks Trail Condo Association
 Address: 15301 SW 106th Ln,
 Miami, FL 33196,
 Phone: +1 305-383-3301

<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

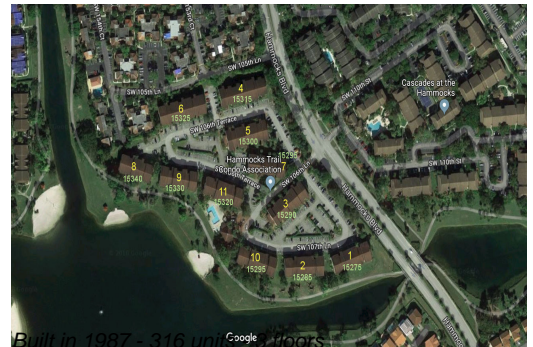


Hammocks Trails: \$285/sq. ft.
 The Crossings: \$304/sq. ft.

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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 |