

# 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: A11696494  
 Status: Active  
 Size: 1,190 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$334,900  
 List PPSF: \$281  
 Valuated Price: \$331,000  
 Valuated PPSF: \$278

*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: 9  
 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

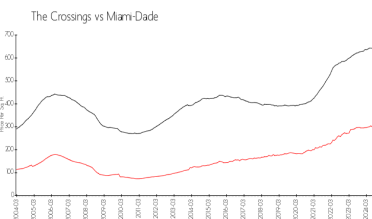
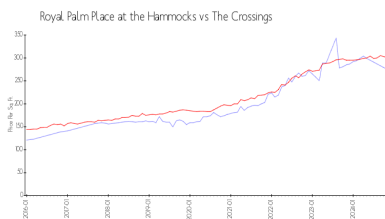
## Building Association Information

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

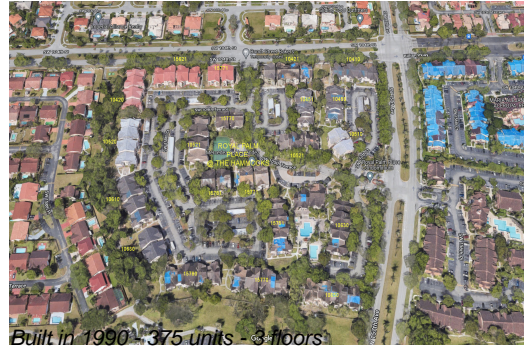
## Market Information



Royal Palm Place at the Hammocks: \$275/sq. ft.  
 The Crossings: \$301/sq. ft.  
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 Miami-Dade: \$693/sq. ft.

## Inventory for Sale

Royal Palm Place at the Hammocks: 2%  
 The Crossings: 2%



Miami-Dade

4%

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

Royal Palm Place at the Hammocks

63 days

The Crossings

48 days

Miami-Dade

88 days