

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:	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

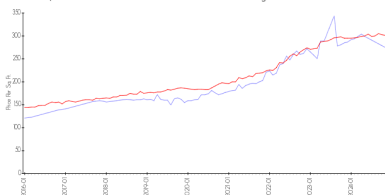
Royal Palm Place Condominium
Address: SW 157th Ave,
Miami, FL 33196
(305) 386-7707

Recent Sales

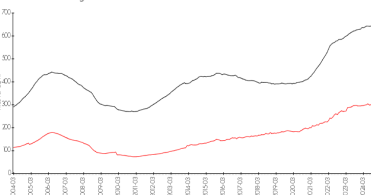
Unit #	Size	Closing Date	Sale Price	PPSF
201	1,190 sq ft	Jun 2024	\$333,000	\$280
302	1,075 sq ft	May 2024	\$335,000	\$312
108	1,075 sq ft	May 2024	\$325,000	\$302
203	1,075 sq ft	May 2024	\$305,000	\$284
103	891 sq ft	Mar 2024	\$275,000	\$309
204	891 sq ft	Mar 2024	\$282,000	\$316
103	1,075 sq ft	Mar 2024	\$305,000	\$284

Market Information

Royal Palm Place at the Hammocks vs The Crossings



The Crossings vs Miami-Dade



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

The Crossings: \$301/sq. ft.
Miami-Dade: \$693/sq. ft.

Inventory for Sale

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



Built in 1990 - 375 units - 3 floors

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	89 days