

# Unit 14909 SW 104th St # 18-13 - Heron at the Hammocks

14909 SW 104th St # 18-13 - 14847 SW 104 St, The Hammocks, FL, Miami-Dade 33196

## Unit Information

MLS Number: A11529340  
 Status: Active  
 Size: 750 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$269,999  
 List PPSF: \$360  
 Valuated Price: \$257,000  
 Valuated PPSF: \$343

*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: 264  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

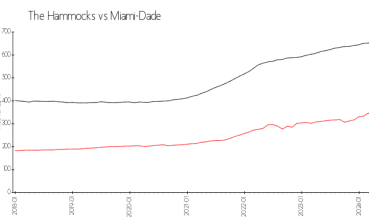
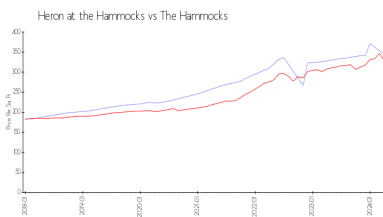
Hammocks Community Association  
 Address: 9020 Hammocks Blvd,  
 Miami, FL 33196  
 Phone: +1 305-382-3999

<https://www.hammockscommunityassociation.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
13-24	750 sq ft	Jan 2024	\$280,000	\$373
22-24	750 sq ft	Dec 2023	\$257,500	\$343

## Market Information



Heron at the Hammocks:	\$344/sq. ft.	The Hammocks:	\$325/sq. ft.
The Hammocks:	\$325/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Heron at the Hammocks 0%



The Hammocks	1%
Miami-Dade	3%

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

Heron at the Hammocks	24 days
The Hammocks	27 days
Miami-Dade	81 days