

# Unit 9810 Hammocks Blvd # 202-22 - Banyan Tree

9810 Hammocks Blvd # 202-22 - 9912 Hammocks Blvd, The Hammocks, FL, Miami-Dade 33196

## Unit Information

MLS Number: A11576284  
 Status: Active  
 Size: 993 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$320,000  
 List PPSF: \$322  
 Valuated Price: \$313,000  
 Valuated PPSF: \$315

*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: 192  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

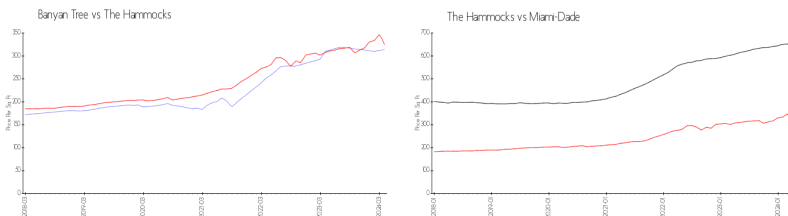
## Building Association Information

Banyan Tree Homeowners  
 Address: 9736 Hammocks Blvd,  
 Miami, FL 33196  
 Phone: +1 305-228-7326

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204-32	1,093 sq ft	May 2024	\$315,000	\$288
101-29	993 sq ft	Feb 2024	\$305,500	\$308
101	993 sq ft	Jul 2023	\$315,000	\$317

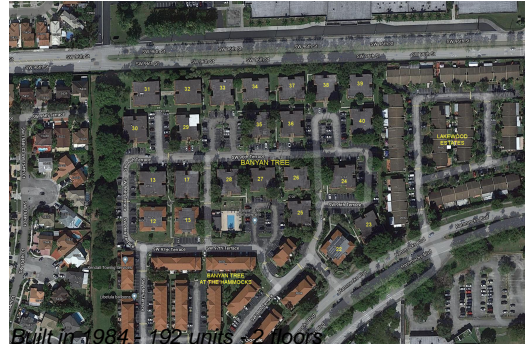
## Market Information



Banyan Tree: \$314/sq. ft.  
 The Hammocks: \$325/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Banyan Tree: 3%  
 The Hammocks: 1%  
 Miami-Dade: 3%



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

Banyan Tree	33 days
The Hammocks	27 days
Miami-Dade	81 days