

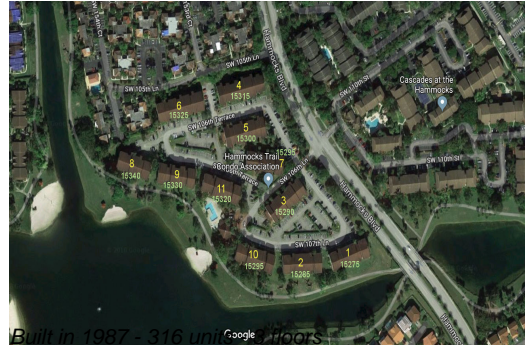
Unit 15295 SW 107th Ln # 1001 - Hammocks Trails

15295 SW 107th Ln # 1001 - 15295 106 Ln, The Crossings, FL, Miami-Dade 33196

Unit Information

MLS Number: A11564950
 Status: Active
 Size: 1,093 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$345,000
 List PPSF: \$316
 Valuated Price: \$338,000
 Valuated PPSF: \$309

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: 2
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

Building Association Information

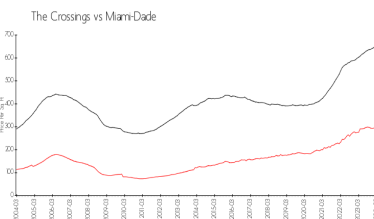
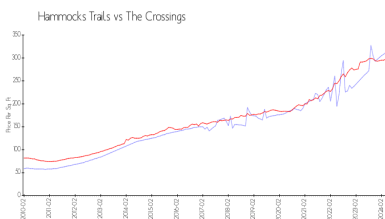
Hammocks Trail Condo Association
 Address: 15301 SW 106th Ln,
 Miami, FL 33196,
 Phone: +1 305-383-3301

<http://www.thecrossingshoa.net/home.asp>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,093 sq ft	May 2024	\$316,000	\$289
411	953 sq ft	Apr 2024	\$268,000	\$281
717	808 sq ft	Mar 2024	\$246,000	\$304
117	1,093 sq ft	Feb 2024	\$305,000	\$279
108	1,093 sq ft	Feb 2024	\$305,000	\$279
1003	1,093 sq ft	Feb 2024	\$305,000	\$279

Market Information



Hammocks Trails: \$312/sq. ft.
 The Crossings: \$298/sq. ft.

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 Miami-Dade: \$695/sq. ft.

Inventory for Sale

Hammocks Trails	1%
The Crossings	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Hammocks Trails	42 days
The Crossings	39 days
Miami-Dade	81 days