

# Unit 13280 SW 88th Ln # 101-B - Calusa Club Village (A to E)

13280 SW 88th Ln # 101-B - 8810 SW 132 Pl, The Hammocks, FL, Miami-Dade 33186

## Unit Information

MLS Number: A11576788  
 Status: Active  
 Size: 762 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$299,900  
 List PPSF: \$394  
 Valuated Price: \$241,000  
 Valuated PPSF: \$316

*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: 276  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

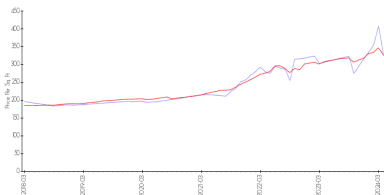
Calusa Club Village Property Owners  
 14275 SW 142nd Ave  
 Miami, FL 33186  
 (305) 253-7977

## Recent Sales

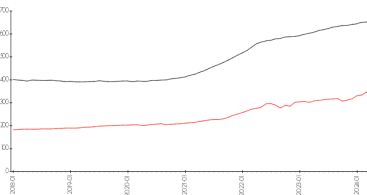
Unit #	Size	Closing Date	Sale Price	PPSF
201-B	762 sq ft	Mar 2024	\$298,000	\$391
# 108cw	939 sq ft	Feb 2024	\$345,000	\$367
106DN	939 sq ft	Feb 2024	\$345,000	\$367
202D-S	939 sq ft	Nov 2023	\$300,000	\$319
102-CS	939 sq ft	Nov 2023	\$325,000	\$346

## Market Information

Calusa Club Village (A to E) vs The Hammocks



The Hammocks vs Miami-Dade



Calusa Club Village (A to E): \$328/sq. ft.

The Hammocks: \$325/sq. ft.

The Hammocks: \$325/sq. ft.

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

## Inventory for Sale

Calusa Club Village (A to E) 1%



The Hammocks	1%
Miami-Dade	3%

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

Calusa Club Village (A to E)	15 days
The Hammocks	27 days
Miami-Dade	81 days