

# Unit 1418 SE 26th Ave - Palm Breeze at Keys Gate

1418 SE 26th Ave - 1460-1495 SE 25 Ter, Homestead, FL, Miami-Dade 33035

## Unit Information

MLS Number:	A11534565
Status:	Active
Size:	1,852 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Fee Simple Garage
View:	
List Price:	\$390,000
List PPSF:	\$211
Valuated Price:	\$381,000
Valuated PPSF:	\$220

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:	403
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## Building Association Information

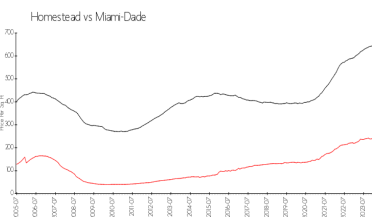
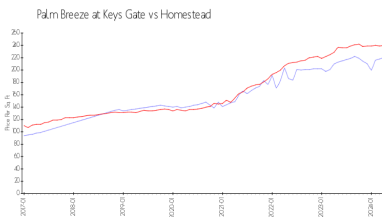
Palm Breeze at Keys Gate  
 Address: 1427 SE 24th Rd,  
 Homestead, FL 33035,  
 Phone: +1 786-349-1000

<https://keysgatehometown.com/>

## Recent Sales

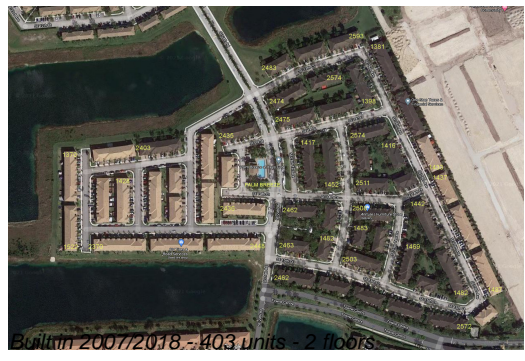
Unit #	Size	Closing Date	Sale Price	PPSF
1421	1,732 sq ft	Apr 2024	\$3,510,000	\$2,027
1393	1,856 sq ft	Feb 2024	\$400,000	\$216
	1,856 sq ft	Jan 2024	\$425,000	\$229
2583	1,732 sq ft	Jan 2024	\$372,500	\$215
	1,852 sq ft	Dec 2023	\$388,000	\$210

## Market Information



Palm Breeze at Keys Gate:	\$220/sq. ft.	Homestead:	\$240/sq. ft.
Homestead:	\$240/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale



Palm Breeze at Keys Gate	2%
Homestead	2%
Miami-Dade	3%

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

Palm Breeze at Keys Gate	53 days
Homestead	45 days
Miami-Dade	81 days