

# Unit 2308 SE 23rd Ter - Towngate

2308 SE 23rd Ter - 2201-2251 SE 26 Ln, Homestead, FL, Miami-Dade 33035

## Unit Information

MLS Number: A11568717  
 Status: Active  
 Size: 1,452 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$320,000  
 List PPSF: \$220  
 Valuated Price: \$292,000  
 Valuated PPSF: \$201

*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: 311  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

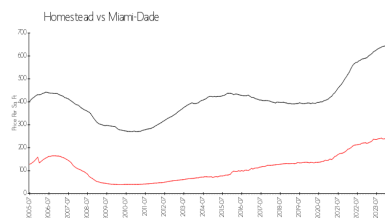
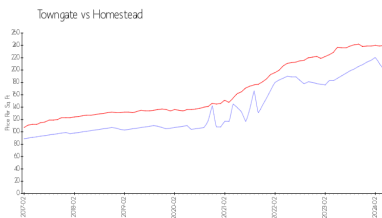
## Building Association Information

Keys Gate Community  
 Address: 1541 SE 12th Ave,  
 Homestead, FL 33034  
 Phone: +1 305-247-9800

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2204   | 1,370 sq ft | Feb 2024     | \$284,000  | \$207 |
| 2238   | 1,846 sq ft | Feb 2024     | \$365,000  | \$198 |
| 2221   | 1,452 sq ft | Feb 2024     | \$315,000  | \$217 |
| 2312   | 1,370 sq ft | Feb 2024     | \$305,000  | \$223 |
| 2201   | 1,846 sq ft | Sep 2023     | \$375,000  | \$203 |

## Market Information



Towngate: \$201/sq. ft.  
 Homestead: \$240/sq. ft.

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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Towngate 3%  
 Homestead 2%  
 Miami-Dade 3%



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

|            |         |
|------------|---------|
| Towngate   | 41 days |
| Homestead  | 45 days |
| Miami-Dade | 81 days |