

# Unit 2310 SE 23rd Ave - Towngate

2310 SE 23rd Ave - 2201-2251 SE 26 Ln, Homestead, FL, Miami-Dade 33035

## Unit Information

MLS Number:	A11601594
Status:	Active
Size:	1,370 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$259,000
List PPSF:	\$189
Valuated Price:	\$267,000
Valuated PPSF:	\$195

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:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

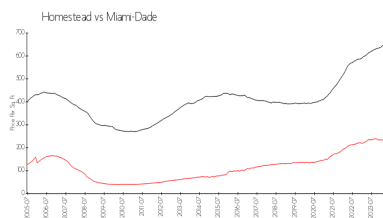
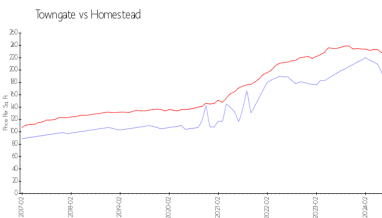
## Building Association Information

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	1,458 sq ft	May 2024	\$305,000	\$209
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

## Market Information



Towngate: \$195/sq. ft.  
 Homestead: \$228/sq. ft.

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 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Towngate	2%
Homestead	2%
Miami-Dade	3%



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

Towngate	32 days
Homestead	48 days
Miami-Dade	83 days