

Unit 1470 SE 26th Ave - Palm Breeze at Keys Gate

1470 SE 26th Ave - 1460-1495 SE 25 Ter, Homestead, FL, Miami-Dade 33035

Unit Information

MLS Number: A11619832
 Status: Active
 Size: 1,852 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$244,499
 List PPSF: \$132
 Valuated Price: \$314,000
 Valuated PPSF: \$170

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: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 15
 Number of sales over the last 3 months: 13

Building Association Information

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

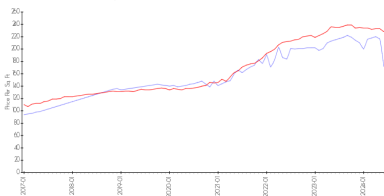
<https://keysgatehometown.com/>

Recent Sales

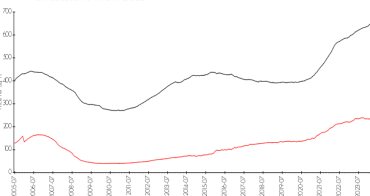
Unit #	Size	Closing Date	Sale Price	PPSF
1416	1,965 sq ft	Jul 2024	\$409,000	\$208
2592	1,952 sq ft	Jun 2024	\$415,000	\$213
	1,883 sq ft	Jun 2024	\$385,000	\$204
	1,965 sq ft	Jun 2024	\$415,000	\$211
2369	1,952 sq ft	Jun 2024	\$425,000	\$218
	1,704 sq ft	Jun 2024	\$385,000	\$226
	1,732 sq ft	Jun 2024	\$384,000	\$222

Market Information

Palm Breeze at Keys Gate vs Homestead

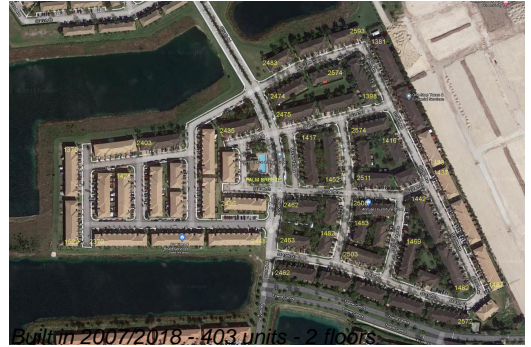


Homestead vs Miami-Dade



Palm Breeze at Keys Gate: \$171/sq. ft.
 Homestead: \$228/sq. ft.

Homestead: \$228/sq. ft.
 Miami-Dade: \$704/sq. ft.



Inventory for Sale

Palm Breeze at Keys Gate	1%
Homestead	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Palm Breeze at Keys Gate	40 days
Homestead	48 days
Miami-Dade	83 days