

# Unit 2316 SE 24th Ave - Towngate

2316 SE 24th Ave - 2201-2251 SE 26 Ln, Homestead, FL, Miami-Dade 33035

## Unit Information

MLS Number:	A11645069
Status:	Active
Size:	1,846 Sq ft.
Bedrooms:	4
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,2 Or More Spaces,Other Parking
View:	
List Price:	\$355,000
List PPSF:	\$192
Valuated Price:	\$373,000
Valuated PPSF:	\$202

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:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

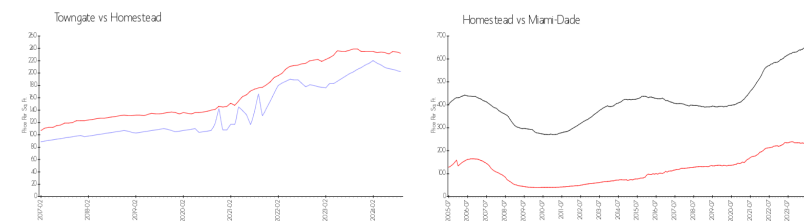
## Building Association Information

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
2215	1,519 sq ft	Oct 2024	\$295,000	\$194
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



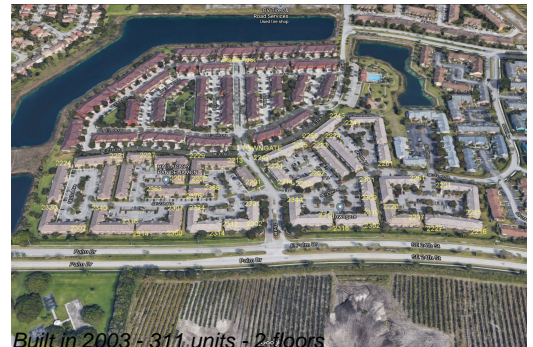
Towngate:	\$202/sq. ft.	Homestead:	\$232/sq. ft.
Homestead:	\$232/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Towngate	3%
Homestead	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Towngate	47 days
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Homestead  
Miami-Dade

50 days  
86 days