

# Unit 2322 SE 23rd Ave - Towngate

2322 SE 23rd Ave - 2201-2251 SE 26 Ln, Homestead, FL, Miami-Dade 33035

## Unit Information

MLS Number: A11658519  
 Status: Active  
 Size: 1,065 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$290,000  
 List PPSF: \$272  
 Valuated Price: \$204,000  
 Valuated PPSF: \$192

*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: 14  
 Building inventory for sale: 4%  
 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: 0

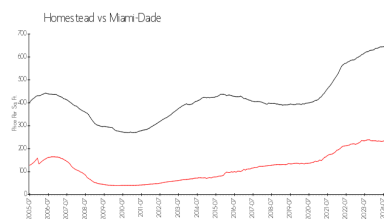
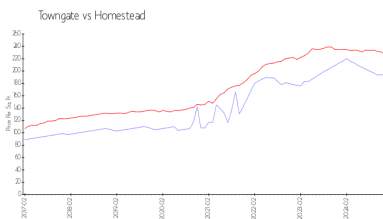
## Building Association Information

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: \$192/sq. ft.  
 Homestead: \$227/sq. ft.  
 Homestead: \$227/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Towngate: 5%  
 Homestead: 4%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Towngate: 47 days



Homestead  
Miami-Dade

56 days  
90 days