

# Unit 1397 SE 26th Ave - Palm Breeze at Keys Gate

1397 SE 26th Ave - 1460-1495 SE 25 Ter, Homestead, FL, Miami-Dade 33035

## Unit Information

MLS Number: A11674152  
 Status: Active  
 Size: 1,732 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$351,900  
 List PPSF: \$203  
 Valuated Price: \$297,000  
 Valuated PPSF: \$171

*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: 23  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 40  
 Number of sales over the last 6 months: 29  
 Number of sales over the last 3 months: 14

## Building Association Information

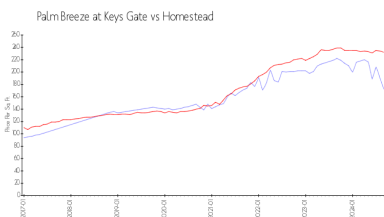
Palm Breeze at Keys Gate  
 Address: 1427 SE 24th Rd,  
 Homestead, FL 33035,  
 Phone: +1 786-349-1000

<https://keysgatehometown.com/>

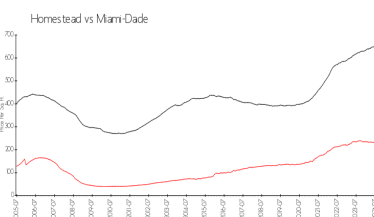
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,965 sq ft	Oct 2024	\$384,900	\$196
2405	1,732 sq ft	Oct 2024	\$384,999	\$222
	1,965 sq ft	Oct 2024	\$400,000	\$204
	1,883 sq ft	Sep 2024	\$377,000	\$200
	1,965 sq ft	Sep 2024	\$390,000	\$198
	1,704 sq ft	Sep 2024	\$366,000	\$215
	1,965 sq ft	Sep 2024	\$384,000	\$195
	1,732 sq ft	Sep 2024	\$370,000	\$214
1421	1,952 sq ft	Sep 2024	\$441,000	\$226
1381	1,952 sq ft	Sep 2024	\$410,000	\$210
	1,856 sq ft	Sep 2024	\$410,000	\$221

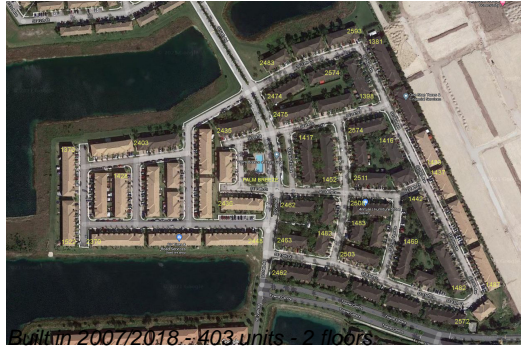
## Market Information



Palm Breeze at Keys Gate: \$172/sq. ft.



Homestead: \$232/sq. ft.



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

### **Inventory for Sale**

Palm Breeze at Keys Gate	6%
Homestead	4%
Miami-Dade	4%

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

Palm Breeze at Keys Gate	36 days
Homestead	50 days
Miami-Dade	86 days