

# Unit 1470 SE 25th Ave - Palm Breeze at Keys Gate

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

## Unit Information

MLS Number: A11674413  
 Status: Active Under Contract  
 Size: 1,852 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$384,900  
 List PPSF: \$208  
 Valuated Price: \$309,000  
 Valuated PPSF: \$167

*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: 43  
 Number of sales over the last 6 months: 26  
 Number of sales over the last 3 months: 7

## Building Association Information

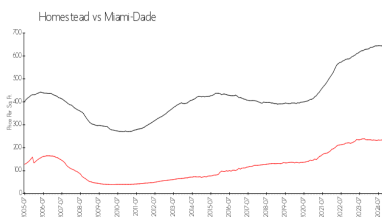
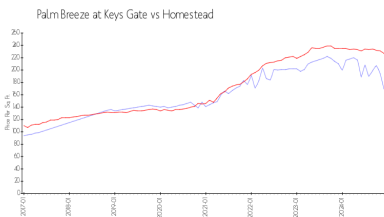
Palm Breeze at Keys Gate  
 Address: 1427 SE 24th Rd,  
 Homestead, FL 33035,  
 Phone: +1 786-349-1000

<https://keysgatehometown.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,704 sq ft	Jan 2025	\$357,500	\$210
	1,704 sq ft	Jan 2025	\$350,000	\$205
	1,852 sq ft	Jan 2025	\$375,000	\$202
	1,965 sq ft	Dec 2024	\$400,000	\$204
	1,916 sq ft	Dec 2024	\$399,900	\$209
	1,704 sq ft	Dec 2024	\$362,500	\$213

## Market Information

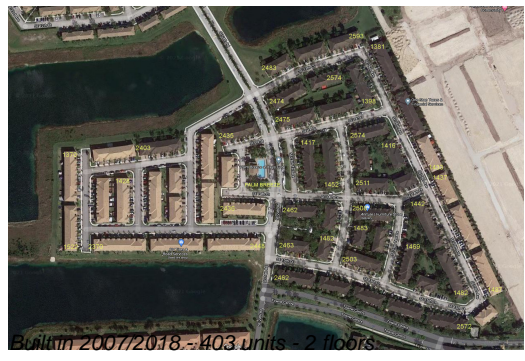


Palm Breeze at Keys Gate: \$167/sq. ft.  
 Homestead: \$227/sq. ft.

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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Palm Breeze at Keys Gate: 6%



Homestead	4%
Miami-Dade	5%

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

Palm Breeze at Keys Gate	36 days
Homestead	56 days
Miami-Dade	90 days