

# Unit 2308 SE 23rd Ter - Towngate

2308 SE 23rd Ter - 2201-2251 SE 26 Ln, Homestead, FL, Miami-Dade 33035

## Unit Information

MLS Number: A11944829  
 Status: Active  
 Size: 1,452 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$270,000  
 List PPSF: \$186  
 Valuated Price: \$279,000  
 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: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

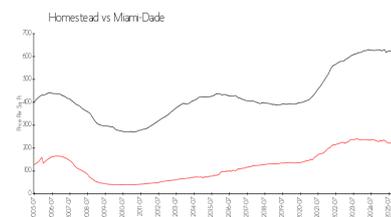
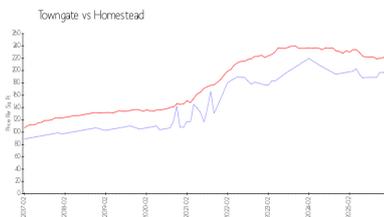
Keys Gate Community  
 Address: 1541 SE 12th Ave,  
 Homestead, FL 33034  
 Phone: +1 305-247-9800

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2223	1,452 sq ft	Nov 2025	\$286,000	\$197
2316	1,846 sq ft	Oct 2025	\$349,000	\$189
2216	1,370 sq ft	Jun 2025	\$258,000	\$188
2340	1,846 sq ft	May 2025	\$350,000	\$190
2205-3	1,452 sq ft	Apr 2025	\$295,000	\$203

## Market Information



Towngate: \$192/sq. ft. Homestead: \$225/sq. ft.  
 Homestead: \$225/sq. ft. Miami-Dade: \$664/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Towngate  
Homestead  
Miami-Dade

68 days  
75 days  
79 days