

# Unit 1474 SE 26th Ave - Palm Breeze at Keys Gate

1474 SE 26th Ave - 1460-1495 SE 25 Ter, Homestead, FL, Miami-Dade 33035

## Unit Information

MLS Number: A11570439  
 Status: Active  
 Size: 1,883 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 3  
 Parking Spaces: 2 Or More Spaces, Fee Simple Garage, Street Parking  
 View:  
 List Price: \$384,000  
 List PPSF: \$204  
 Valuated Price: \$414,000  
 Valuated PPSF: \$220

*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: 11  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Building Association Information

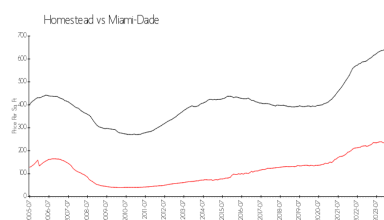
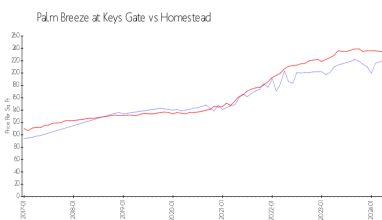
Palm Breeze at Keys Gate  
 Address: 1427 SE 24th Rd,  
 Homestead, FL 33035,  
 Phone: +1 786-349-1000

<https://keysgatehometown.com/>

## Recent Sales

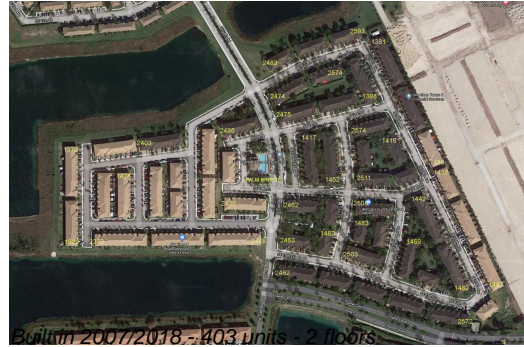
Unit #	Size	Closing Date	Sale Price	PPSF
	1,704 sq ft	May 2024	\$378,000	\$222
	1,852 sq ft	May 2024	\$399,000	\$215
	1,852 sq ft	May 2024	\$390,000	\$211
1421	1,732 sq ft	Apr 2024	\$3,510,000	\$2,027
1393	1,856 sq ft	Feb 2024	\$400,000	\$216

## Market Information



Palm Breeze at Keys Gate: \$220/sq. ft.  
 Homestead: \$235/sq. ft.

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



### **Inventory for Sale**

Palm Breeze at Keys Gate	3%
Homestead	2%
Miami-Dade	3%

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

Palm Breeze at Keys Gate	52 days
Homestead	44 days
Miami-Dade	81 days