

Lakeshore, Homestead

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-homestead/lakeshore/

BY THE NUMBERS

Median listed association fee	\$385 / month equivalent	21 active listings stating a fee; middle half \$350 to \$425
Homestead median (same property type)	\$363 / month	227 city listings
For sale today	21	0 under contract
Median asking price	\$206,000	asking range \$177,000 to \$236,000
Closed sales, September 2025 to August 2026	23	0 so far this month
Median sold price, same 12 months	\$185,000	sold range \$131,000 to \$236,000
Sold price vs original asking	86.5%	median across closed sales
Median recorded days on market (closed)	89	MLS cumulative days
Cash purchases	52.2%	of closed sales
Year built (listings)	1985 to 1987	median 1986
Months of supply	11	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Grounds (65% of listings stating inclusions)
- Pool (55% of listings stating inclusions)
- Common areas (55% of listings stating inclusions)
- Security (45% of listings stating inclusions)
- Recreation facilities (40% of listings stating inclusions)
- Roof (35% of listings stating inclusions)

NEARBY

- Beach: 3.6 mi
- Hospital: 2.5 mi (Homestead Hospital)
- Golf: 1.4 mi (Keys Gate Golf Course)
- Marina: 10.1 mi (Loggerhead Marina South Miami)
- Within 1 mile: 8 restaurants, 5 playgrounds, 3 parks, 3 grocery stores, 2 tennis courts

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Lakeshore? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at [/condo-fees-homestead/lakeshore/](http://pbprealestate.com/condo-fees-homestead/lakeshore/).

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Lakeshore after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.