

Palm Cay, Florida City

Townhouses - HOA - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/hoa-fees-florida-city/palm-cay/

BY THE NUMBERS

Median listed association fee	\$158 / month equivalent	11 active listings stating a fee; middle half \$158 to \$158
Florida City median (same property type)	\$110 / month	105 city listings
For sale today	11	14 under contract
Median asking price	\$430,000	asking range \$392,000 to \$464,990
Closed sales, September 2025 to August 2026	54	1 so far this month
Median sold price, same 12 months	\$378,750	sold range \$335,000 to \$449,000
Sold price vs original asking	96.2%	median across closed sales
Median recorded days on market (closed)	30	MLS cumulative days
Cash purchases	3.7%	of closed sales
Year built (listings)	2024 to 2026	median 2025
Months of supply	2.4	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 (100% of listings stating inclusions)
- Common areas (100% of listings stating inclusions)
- Recreation facilities (18.2% of listings stating inclusions)

NEARBY

- Beach: 4.1 mi
- Hospital: 2.9 mi (Homestead Hospital)
- Golf: 1.8 mi (Keys Gate Golf Course)
- Marina: 10.4 mi (Loggerhead Marina South Miami)
- Within 1 mile: 13 restaurants, 10 tennis courts, 8 parks, 8 playgrounds, 2 grocery stores

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

Own a townhouse in Palm Cay? 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 hoa-fees-florida-city/palm-cay/.

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 Palm Cay 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.