

Mandarin Lakes, Homestead

Townhouses - HOA - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/hoa-fees-homestead/mandarin-lakes/

BY THE NUMBERS

Median listed association fee	\$325 / month equivalent	11 active listings stating a fee; middle half \$325 to \$325
Homestead median (same property type)	\$223 / month	475 city listings
For sale today	11	2 under contract
Median asking price	\$365,000	asking range \$339,000 to \$492,900
Closed sales, September 2025 to August 2026	12	2 so far this month
Median sold price, same 12 months	\$347,500	sold range \$310,000 to \$437,500
Sold price vs original asking	94.2%	median across closed sales
Median recorded days on market (closed)	92	MLS cumulative days
Cash purchases	0%	of closed sales
Year built (listings)	2006 to 2016	median 2007
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. Small sample: counts are shown where the page shows counts; no percentages under 10 listings.

WHAT THE FEE TYPICALLY COVERS

- Common areas (60% of listings stating inclusions)
- Recreation facilities (50% of listings stating inclusions)
- Security (40% of listings stating inclusions)
- Pool (40% of listings stating inclusions)
- Cable TV (40% of listings stating inclusions)
- Internet (40% of listings stating inclusions)

NEARBY

- Beach: 4.2 mi
- Hospital: 2.3 mi (Homestead Hospital)
- Golf: 4 mi (Redland Golf & Country Club)
- Rail station: 13.7 mi (Dadeland South)
- Marina: 6 mi (Black Point Marina)
- Within 1 mile: 4 playgrounds, 3 grocery stores, 2 parks, 1 library

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

Own a townhouse in Mandarin Lakes? 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-homestead/mandarin-lakes/.

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 Mandarin Lakes 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.