

# Unit 4A - Reef South

4A - 16570 NE 26 Ave, North Miami Beach, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11529738
Status:	Active
Size:	1,213 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$469,899
List PPSF:	\$387
Valuated Price:	\$446,000
Valuated PPSF:	\$368

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:	50
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

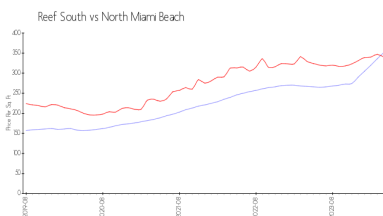
Reef Club Condominium  
 16558 NE 26th Ave,  
 North Miami Beach, FL 33160  
 Phone: +1 305-944-1673

<https://reefclub.us/>

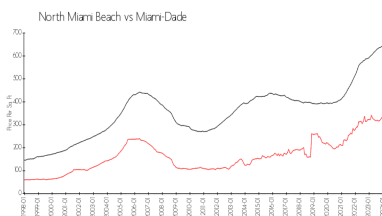
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6I	990 sq ft	Nov 2023	\$290,000	\$293

## Market Information



Reef South: \$351/sq. ft.  
 North Miami Beach: \$340/sq. ft.



North Miami Beach: \$340/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Reef South	2%
North Miami Beach	7%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Reef South  
North Miami Beach  
Miami-Dade

71 days  
103 days  
81 days