

## Unit 6B - Reef South

6B - 16570 NE 26 Ave, North Miami Beach, FL, Miami-Dade 33160

### Unit Information

MLS Number: A11815192  
Status: Active  
Size: 1,213 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
List Price: \$295,000  
List PPSF: \$243  
Valuated Price: \$301,000  
Valuated PPSF: \$248

*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: 5  
Building inventory for sale: 10%  
Number of sales over the last 12 months: 2  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 1

### Building Association Information

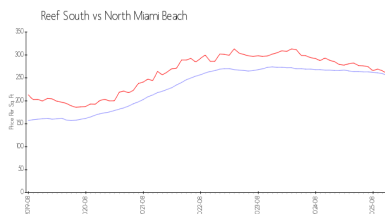
Reef Club Condominium  
16558 NE 26th Ave,  
North Miami Beach, FL 33160  
Phone: +1 305-944-1673

<https://reefclub.us/>

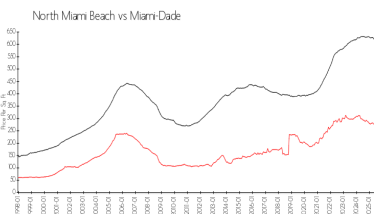
### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6F	1,213 sq ft	Sep 2025	\$308,000	\$254
3G DOCK	1,213 sq ft	Feb 2025	\$435,000	\$359
INCLUDED				

### Market Information



Reef South: \$256/sq. ft.  
North Miami Beach: \$259/sq. ft.

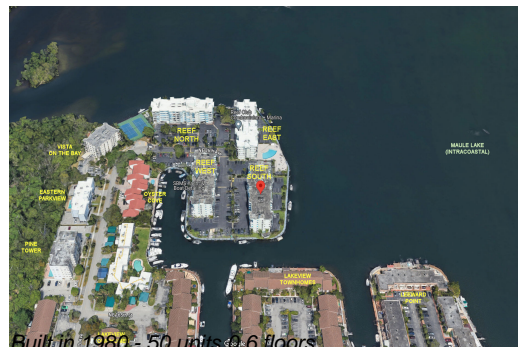


North Miami Beach: \$259/sq. ft.  
Miami-Dade: \$671/sq. ft.

### Inventory for Sale

Reef South: 10%  
North Miami Beach: 8%  
Miami-Dade: 4%

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



Reef South	153 days
North Miami Beach	102 days
Miami-Dade	77 days