

Unit 3A - Reef South

3A - 16570 NE 26 Ave, North Miami Beach, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11902205
Status:	Active
Size:	1,213 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$450,000
List PPSF:	\$371
Valuated Price:	\$332,000
Valuated PPSF:	\$274

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:	6
Building inventory for sale:	12%
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:	0

Building Association Information

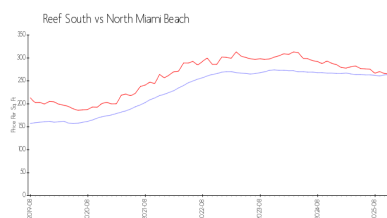
Reef Club Condominium
16558 NE 26th Ave,
North Miami Beach, FL 33160
Phone: +1 305-944-1673

<https://reefclub.us/>

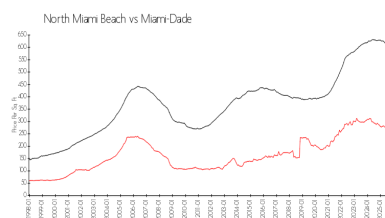
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$264/sq. ft.
North Miami Beach: \$265/sq. ft.



North Miami Beach: \$265/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Reef South	12%
North Miami Beach	8%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Reef South	130 days
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North Miami Beach
Miami-Dade

101 days
77 days