

## Unit 2E - Reef South

2E - 16570 NE 26 Ave, North Miami Beach, FL, Miami-Dade 33160

### Unit Information

MLS Number:	RX-11011936
Status:	Active
Size:	990 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Covered,Garage - Building,Guest
View:	Bay,Intracoastal
List Price:	\$350,000
List PPSF:	\$354
Valuated Price:	\$266,000
Valuated PPSF:	\$269

*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:	4
Building inventory for sale:	8%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

### Building Association Information

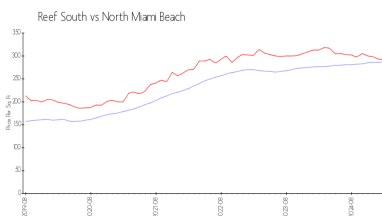
Reef Club Condominium  
16558 NE 26th Ave,  
North Miami Beach, FL 33160  
Phone: +1 305-944-1673

<https://reefclub.us/>

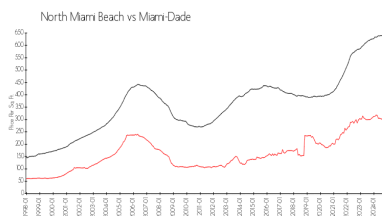
### Recent Sales

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

### Market Information



Reef South: \$288/sq. ft.  
North Miami Beach: \$296/sq. ft.



North Miami Beach: \$296/sq. ft.  
Miami-Dade: \$685/sq. ft.

### Inventory for Sale

Reef South	8%
North Miami Beach	10%
Miami-Dade	5%

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

Reef South	153 days
North Miami Beach	149 days



