

# 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: | \$271,000                       |
| 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

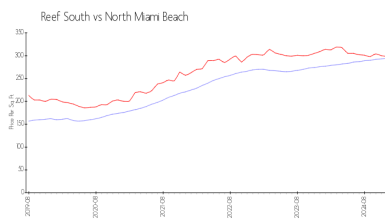
|  |     |
|--|-----|
| Number of units:                         | 50  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 0   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

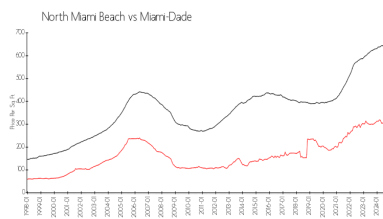
Reef Club Condominium  
 16558 NE 26th Ave,  
 North Miami Beach, FL 33160  
 Phone: +1 305-944-1673

<https://reefclub.us/>

## Market Information



Reef South: \$293/sq. ft.  
 North Miami Beach: \$298/sq. ft.



North Miami Beach: \$298/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

|                   |     |
|-------------------|-----|
| Reef South        | 10% |
| North Miami Beach | 9%  |
| Miami-Dade        | 5%  |

## Avg. Time to Close Over Last 12 Months

|                   |          |
|-------------------|----------|
| Reef South        | n/a      |
| North Miami Beach | 127 days |
| Miami-Dade        | 90 days  |

