

## Unit 9-E - Reaches

9-E - 5280 N Ocean Dr, Singer Island, FL, Palm Beach 33404

### Unit Information

MLS Number:	RX-10973802
Status:	Active Under Contract
Size:	1,668 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Deeded,Garage - Attached,Garage - Building,Guest
View:	Intracoastal,Ocean
List Price:	\$1,050,000
List PPSF:	\$629
Valuated Price:	\$823,000
Valuated PPSF:	\$493

*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:	94
Number of active listings for rent:	7
Number of active listings for sale:	2
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

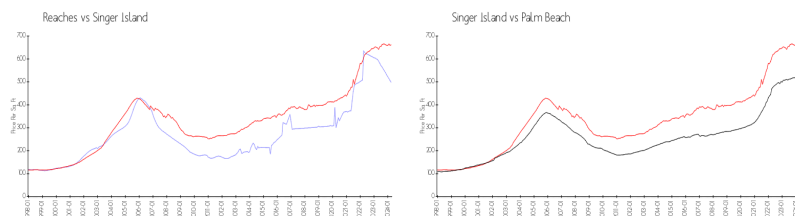
### Building Association Information

Reaches Condominium Association  
5280 N Ocean Drive  
Riviera Beach, FL 33404-2660  
(561) 844-5280

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3f	2,200 sq ft	Jul 2023	\$887,500	\$403

### Market Information



Reaches:	\$497/sq. ft.	Singer Island:	\$662/sq. ft.
Singer Island:	\$662/sq. ft.	Palm Beach:	\$475/sq. ft.

### Inventory for Sale

Reaches	2%
Singer Island	4%
Palm Beach	3%

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

Reaches	95 days
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Singer Island  
Palm Beach

80 days  
56 days