

# Unit 2-F - Reaches

2-F - 5280 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10987324  
 Status: Active  
 Size: 2,357 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest  
 View: Intracoastal,Ocean  
 List Price: \$1,185,000  
 List PPSF: \$503  
 Valuated Price: \$964,000  
 Valuated PPSF: \$438

*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: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

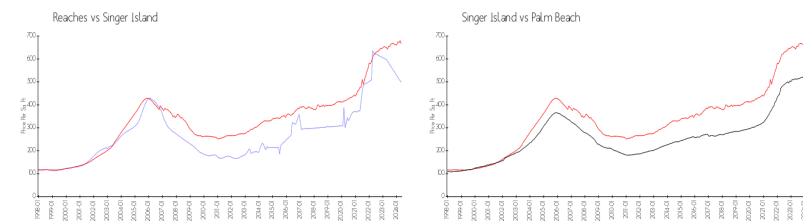
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5f	2,357 sq ft	Jun 2024	\$1,200,000	\$509
9e	1,668 sq ft	Jun 2024	\$1,000,000	\$600
3f	2,200 sq ft	Jul 2023	\$887,500	\$403

## Market Information



Reaches: \$497/sq. ft.      Singer Island: \$665/sq. ft.  
 Singer Island: \$665/sq. ft.      Palm Beach: \$474/sq. ft.

## Inventory for Sale

Reaches: 2%  
 Singer Island: 4%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months



Reaches  
Singer Island  
Palm Beach

95 days  
85 days  
57 days