

# Unit 304-N - Reef

304-N - 2275 S Ocean Blvd, Palm Beach, FL, Palm Beach 33480

## Unit Information

MLS Number: RX-10941303  
 Status: Active  
 Size: 2,440 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage - Building, Guest  
 View: City, Garden, Intracoastal, Ocean  
 List Price: \$2,295,000  
 List PPSF: \$941  
 Valuated Price: \$2,013,000  
 Valuated PPSF: \$1,078

*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: 78  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 7%  
 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

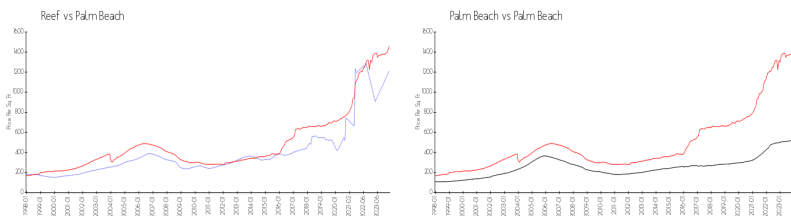
## Building Association Information

REEF CONDOMINIUM ASSOCIATION INC  
 2275 S Ocean Blvd  
 PALM BEACH, FL 33480-5356  
 (561) 586-3883

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 201a   | 1,476 sq ft | Apr 2024     | \$1,200,000 | \$813 |

## Market Information



|             |                |             |                |
|-------------|----------------|-------------|----------------|
| Reef:       | \$1214/sq. ft. | Palm Beach: | \$1459/sq. ft. |
| Palm Beach: | \$1459/sq. ft. | Palm Beach: | \$475/sq. ft.  |

## Inventory for Sale

|            |    |
|------------|----|
| Reef       | 8% |
| Palm Beach | 4% |
| Palm Beach | 3% |

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| Reef       | 82 days |
| Palm Beach | 81 days |



Palm Beach

56 days