

# Unit 909 - Waterside Towers

909 - 2450 NE 135 St, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11501206
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$344,900
List PPSF:	\$290
Valuated Price:	\$292,000
Valuated PPSF:	\$245

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:	118
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

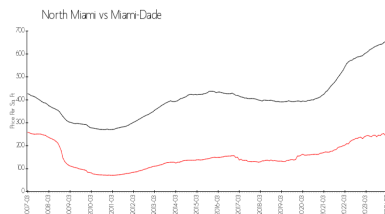
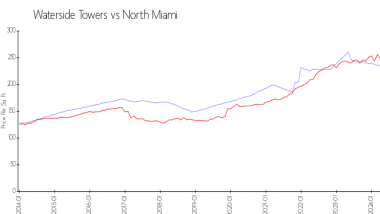
## Building Association Information

Waterside Towers Condominium Association  
 2450 Ne 135th Street  
 North Miami, FL 33181  
 Phone: (305) 944-1872

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1009	1,190 sq ft	Apr 2024	\$348,000	\$292
702	1,190 sq ft	Apr 2024	\$277,500	\$233
208	720 sq ft	Mar 2024	\$232,000	\$322
909	1,190 sq ft	Dec 2023	\$218,000	\$183
301	1,190 sq ft	Oct 2023	\$285,000	\$239

## Market Information



Waterside Towers: \$235/sq. ft.  
 North Miami: \$248/sq. ft.

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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Waterside Towers	4%
North Miami	5%
Miami-Dade	3%



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

Waterside Towers	68 days
North Miami	80 days
Miami-Dade	81 days