

Unit 102 - Waterside Towers

102 - 2450 NE 135 St, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number:	A11611434
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$275,000
List PPSF:	\$231
Valuated Price:	\$267,000
Valuated PPSF:	\$224

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:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

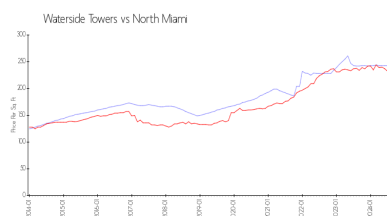
Building Association Information

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

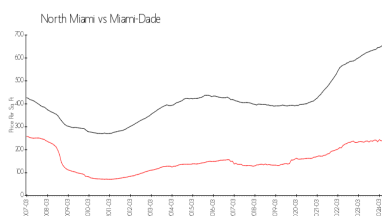
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
810	1,190 sq ft	Aug 2024	\$252,000	\$212
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

Market Information



Waterside Towers: \$243/sq. ft.
North Miami: \$236/sq. ft.



North Miami: \$236/sq. ft.
Miami-Dade: \$697/sq. ft.

Inventory for Sale

Waterside Towers	6%
North Miami	5%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Waterside Towers	86 days
North Miami	96 days
Miami-Dade	84 days