

# Unit 401 - Waterside Towers

401 - 2450 NE 135 St, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11675318  
 Status: Active  
 Size: 1,190 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Street Parking

View:  
 List Price: \$327,000  
 List PPSF: \$275  
 Valuated Price: \$280,000  
 Valuated PPSF: \$235

*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: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

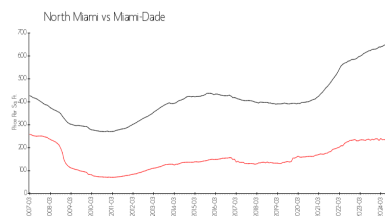
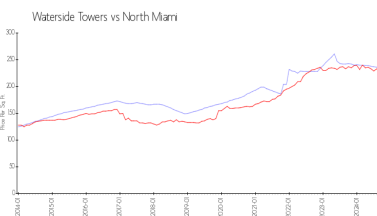
## Building Association Information

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
909	1,190 sq ft	Sep 2024	\$338,000	\$284
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

## Market Information



Waterside Towers: \$236/sq. ft.  
 North Miami: \$229/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Waterside Towers  
North Miami  
Miami-Dade

84 days  
99 days  
87 days