

# 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

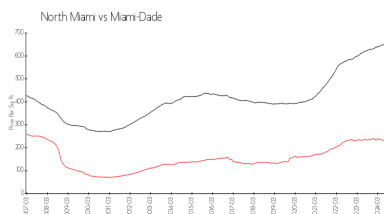
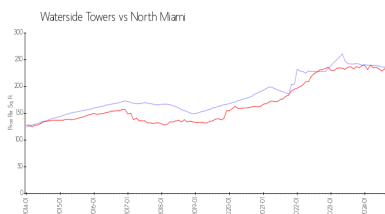
## Building Association Information

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.

North Miami: \$229/sq. ft.  
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	84 days
North Miami	99 days
Miami-Dade	87 days