

Unit 1006 - Waterside Towers

1006 - 2450 NE 135 St, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number:	A11678288
Status:	Active
Size:	720 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$269,000
List PPSF:	\$374
Valuated Price:	\$188,000
Valuated PPSF:	\$261

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

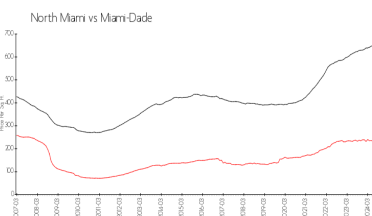
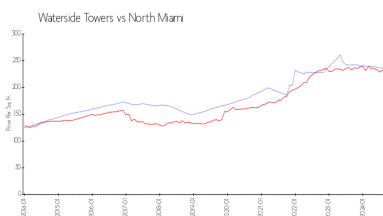
Building Association Information

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	98 days



Miami-Dade

86 days