

Unit 1006 - Waterside Towers

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

Unit Information

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|-----------------|--|
| MLS Number: | A11794003 |
| Status: | Active |
| Size: | 720 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$239,000 |
| List PPSF: | \$332 |
| Valuated Price: | \$192,000 |
| Valuated PPSF: | \$267 |

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

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|--|-----|
| Number of units: | 118 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

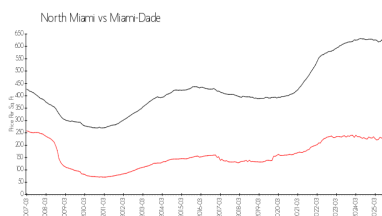
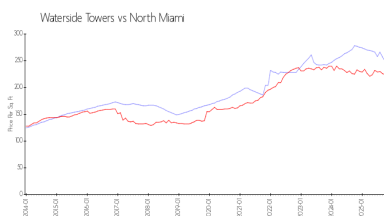
Waterside Towers Condominium Association
2450 Ne 135th Street
North Miami, FL 33181
Phone: (305) 944-1872

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 607 | 895 sq ft | Oct 2025 | \$235,000 | \$263 |
| 406 | 720 sq ft | Aug 2025 | \$200,000 | \$278 |
| 805 | 895 sq ft | Jul 2025 | \$220,000 | \$246 |
| 401 | 1,190 sq ft | Jun 2025 | \$316,000 | \$266 |

Market Information



Waterside Towers: \$240/sq. ft.
North Miami: \$228/sq. ft.

North Miami: \$228/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

| | |
|------------------|----|
| Waterside Towers | 3% |
| North Miami | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months



| | |
|------------------|----------|
| Waterside Towers | 104 days |
| North Miami | 90 days |
| Miami-Dade | 77 days |