

Unit 1012 - Waterside Towers

1012 - 2450 NE 135 St, North Miami, FL, Miami-Dade 33181

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11521903 |
| Status: | Active |
| Size: | 1,190 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$325,000 |
| List PPSF: | \$273 |
| Valuated Price: | \$281,000 |
| Valuated PPSF: | \$236 |

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: | 5 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

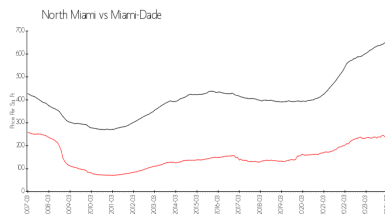
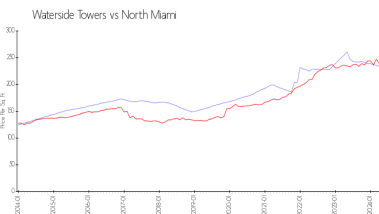
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 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 |
| 301 | 1,190 sq ft | Oct 2023 | \$285,000 | \$239 |

Market Information



Waterside Towers: \$234/sq. ft.
 North Miami: \$239/sq. ft.

North Miami: \$239/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

| | |
|------------------|----|
| Waterside Towers | 4% |
| North Miami | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Waterside Towers | 68 days |
| North Miami | 80 days |
| Miami-Dade | 81 days |