

Unit 806 - Tower of Quayside 1

806 - 1000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

Unit Information

MLS Number: A11248370
 Status: Active
 Size: 1,520 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking,Rv/Boat Parking,Parking-Under Building,Valet Parking

View:
 List Price: \$550,000
 List PPSF: \$362
 Valuated Price: \$489,000
 Valuated PPSF: \$322

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: 215
 Number of active listings for rent: 2
 Number of active listings for sale: 11
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

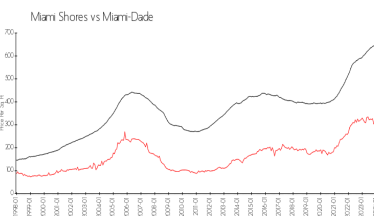
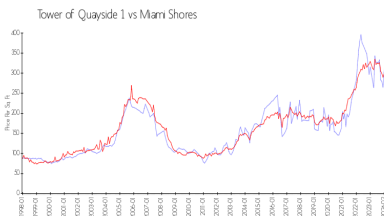
Building Association Information

Towers Of Quayside Tower N°1
 (305) 891-8270

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1707	1,535 sq ft	Apr 2024	\$315,000	\$205
1706	1,520 sq ft	Mar 2024	\$535,000	\$352
1801	1,913 sq ft	Feb 2024	\$600,000	\$314
1011	1,538 sq ft	Feb 2024	\$324,950	\$211
707	1,535 sq ft	Jan 2024	\$265,000	\$173
1711	1,538 sq ft	Jan 2024	\$380,000	\$247

Market Information

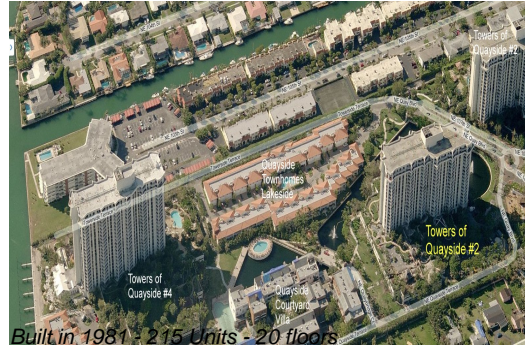


Tower of Quayside 1: \$342/sq. ft.
 Miami Shores: \$306/sq. ft.

Miami Shores: \$306/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Tower of Quayside 1: 5%
 Miami Shores: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Tower of Quayside 1	89 days
Miami Shores	110 days
Miami-Dade	81 days