

# Unit PH6 - Tower of Quayside 2

PH6 - 2000 Towerside ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11334757
Status:	Active
Size:	1,520 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$499,000
List PPSF:	\$328
Valuated Price:	\$451,000
Valuated PPSF:	\$297

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:	216
Number of active listings for rent:	3
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

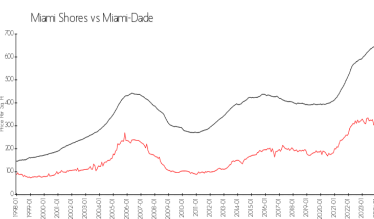
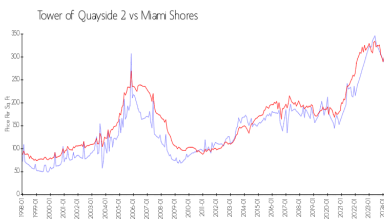
## Building Association Information

Towers Of Quayside Tower N°2  
(305) 895-5486

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	1,312 sq ft	Apr 2024	\$370,000	\$282
1803	1,312 sq ft	Mar 2024	\$300,000	\$229
1707	1,535 sq ft	Mar 2024	\$455,000	\$296
1001	1,544 sq ft	Nov 2023	\$575,000	\$372
909	1,312 sq ft	Oct 2023	\$355,000	\$271

## Market Information



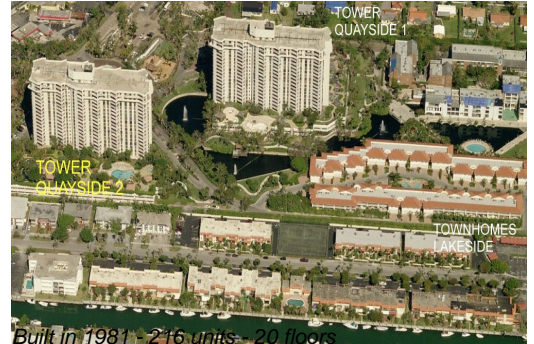
Tower of Quayside 2: \$283/sq. ft.  
Miami Shores: \$306/sq. ft.

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

## Inventory for Sale

Tower of Quayside 2	2%
Miami Shores	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Tower of Quayside 2  
Miami Shores  
Miami-Dade

122 days  
110 days  
81 days