

# Unit 409 - Tower of Quayside 1

409 - 1000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11358707
Status:	Active
Size:	1,312 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$429,900
List PPSF:	\$328
Valuated Price:	\$385,000
Valuated PPSF:	\$293

*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:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

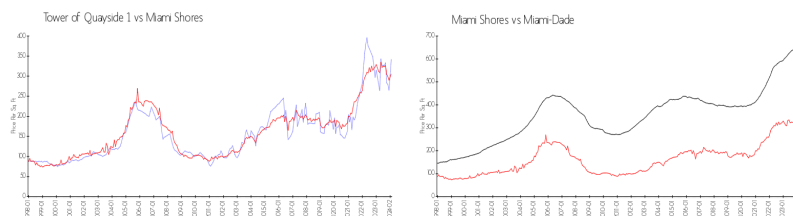
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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



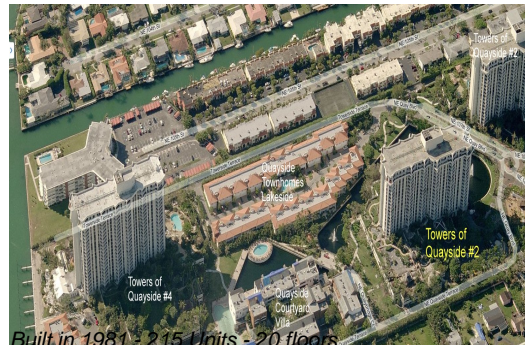
Tower of Quayside 1: \$342/sq. ft.  
Miami Shores: \$306/sq. ft.

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Miami-Dade: \$710/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	93 days
Miami Shores	113 days
Miami-Dade	81 days