

# Unit 509 - Tower of Quayside 1

509 - 1000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11428825
Status:	Active
Size:	1,312 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$340,000
List PPSF:	\$259
Valuated Price:	\$389,000
Valuated PPSF:	\$296

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

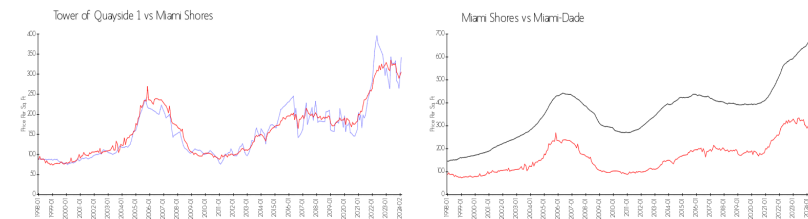
## Building Association Information

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

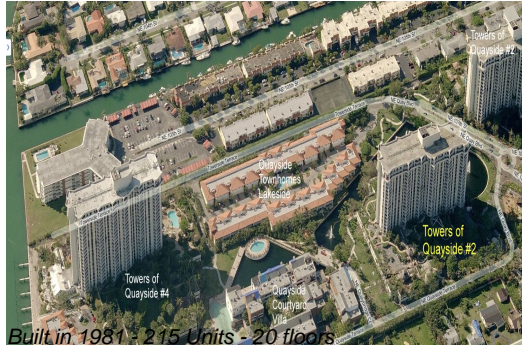


Tower of Quayside 1:	\$342/sq. ft.	Miami Shores:	\$306/sq. ft.
Miami Shores:	\$306/sq. ft.	Miami-Dade:	\$703/sq. ft.

## 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  
Miami Shores  
Miami-Dade

89 days  
110 days  
81 days