

# Unit 2004 - Tower of Quayside 4

2004 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11485643
Status:	Active
Size:	1,268 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$499,000
List PPSF:	\$394
Valuated Price:	\$379,000
Valuated PPSF:	\$299

*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:	256
Number of active listings for rent:	2
Number of active listings for sale:	17
Building inventory for sale:	6%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

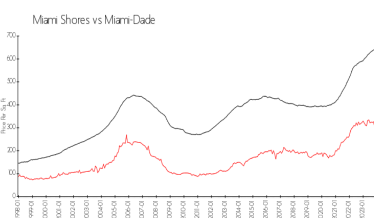
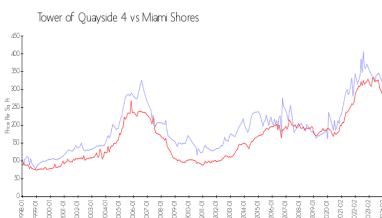
## Building Association Information

Towers Of Quayside Tower N°4  
(305) 893-3211

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1109	1,268 sq ft	Apr 2024	\$335,000	\$264
1202	1,816 sq ft	Apr 2024	\$840,000	\$463
2212	1,469 sq ft	Apr 2024	\$440,000	\$300
509	1,268 sq ft	Mar 2024	\$295,000	\$233
1507	1,376 sq ft	Nov 2023	\$535,000	\$389

## Market Information



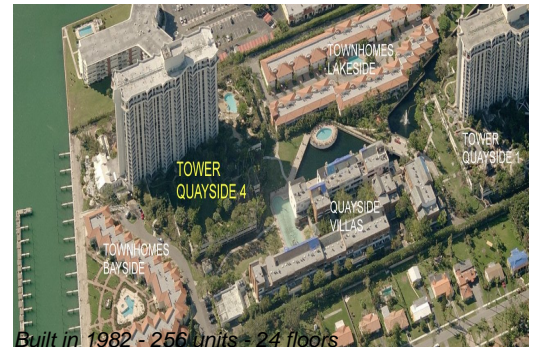
Tower of Quayside 4: \$309/sq. ft.  
Miami Shores: \$280/sq. ft.

Miami Shores: \$280/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Tower of Quayside 4	7%
Miami Shores	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Tower of Quayside 4	124 days
Miami Shores	108 days
Miami-Dade	81 days