

# Unit PH6 - Tower of Quayside 1

PH6 - 1000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11500357  
 Status: Active  
 Size: 1,520 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$719,000  
 List PPSF: \$473  
 Valuated Price: \$579,000  
 Valuated PPSF: \$381

*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

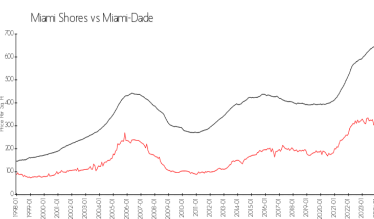
## Building Association Information

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



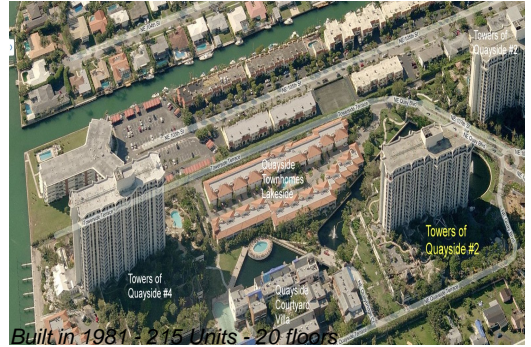
Tower of Quayside 1: \$342/sq. ft.  
 Miami Shores: \$306/sq. ft.

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