

# Unit 1507 - Tower of Quayside 4

1507 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11501220
Status:	Active
Size:	1,164 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$579,900
List PPSF:	\$498
Valuated Price:	\$356,000
Valuated PPSF:	\$306

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

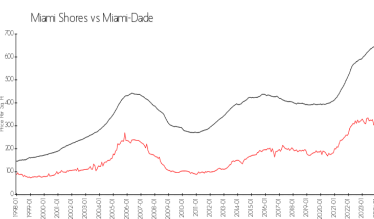
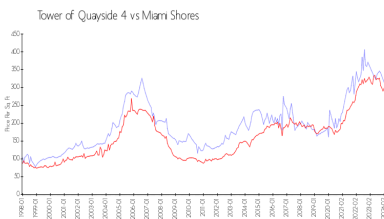
## Building Association Information

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: \$306/sq. ft.  
Miami Shores: \$306/sq. ft.

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

124 days  
110 days  
81 days