

Unit 302 - Tower of Quayside 4

302 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11503040 |
| Status: | Active |
| Size: | 1,836 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$655,000 |
| List PPSF: | \$357 |
| Valuated Price: | \$725,000 |
| Valuated PPSF: | \$395 |

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 |

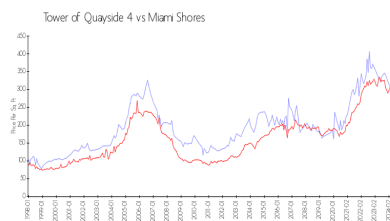
Building Association Information

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

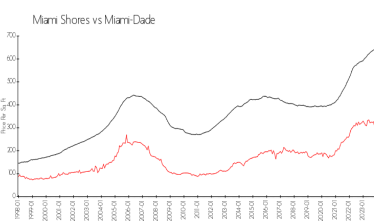
Recent Sales

| 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.

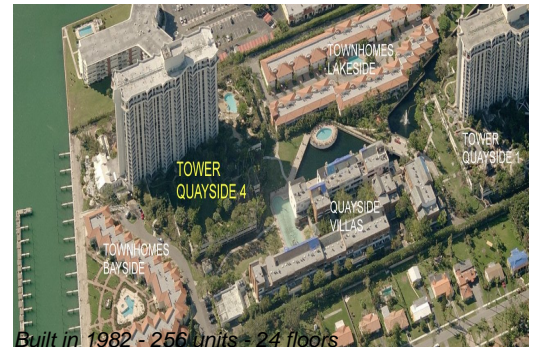


Miami Shores: \$280/sq. ft.
Miami-Dade: \$698/sq. ft.

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
Miami Shores
Miami-Dade

124 days
108 days
81 days