

Unit 802 - Tower of Quayside 1

802 - 1000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

Unit Information

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|-----------------|--------------|
| MLS Number: | A11522737 |
| Status: | Pending |
| Size: | 1,544 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$550,000 |
| List PPSF: | \$356 |
| Valuated Price: | \$443,000 |
| Valuated PPSF: | \$287 |

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

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|--|-----|
| 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



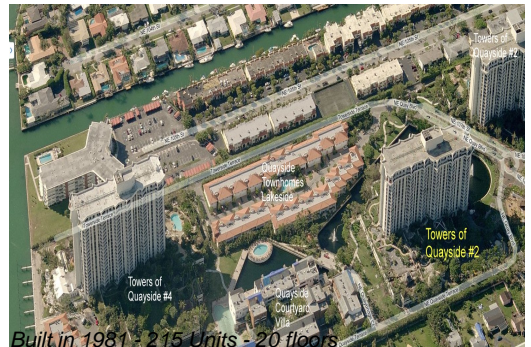
Tower of Quayside 1: \$265/sq. ft.
Miami Shores: \$280/sq. ft.

Miami Shores: \$280/sq. ft.
Miami-Dade: \$698/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 | 89 days |
| Miami Shores | 108 days |
| Miami-Dade | 81 days |