

# Unit 705 - Tower of Quayside 4

705 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11532789  
 Status: Active  
 Size: 1,456 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Valet Parking  
 View:  
 List Price: \$465,000  
 List PPSF: \$319  
 Valuated Price: \$346,000  
 Valuated PPSF: \$238

*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

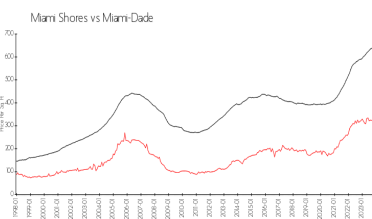
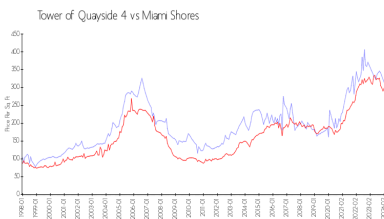
## Building Association Information

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