

# Unit TS3 - Tower of Quayside 4

TS3 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11647370
Status:	Active
Size:	2,724 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,250,000
List PPSF:	\$459
Valuated Price:	\$960,000
Valuated PPSF:	\$352

*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:	26
Building inventory for sale:	10%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

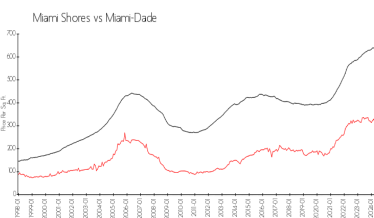
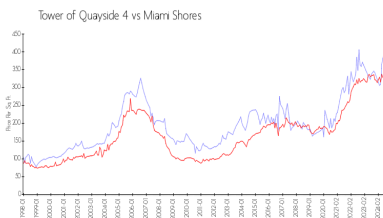
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201	1,469 sq ft	Oct 2024	\$500,000	\$340
709	1,268 sq ft	Sep 2024	\$537,500	\$424
1905	1,456 sq ft	Aug 2024	\$384,000	\$264
901	1,469 sq ft	Aug 2024	\$320,000	\$218
1605	1,456 sq ft	Jul 2024	\$490,000	\$337

## Market Information



Tower of Quayside 4: \$347/sq. ft.  
Miami Shores: \$330/sq. ft.

Miami Shores: \$330/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Tower of Quayside 4	10%
Miami Shores	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Tower of Quayside 4	135 days
Miami Shores	117 days
Miami-Dade	86 days

