

# Unit 412 - Tower of Quayside 4

412 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11665578  
 Status: Active  
 Size: 1,469 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Electric Vehicle Charging Station, Valet Parking  
 View:  
 List Price: \$459,000  
 List PPSF: \$312  
 Valuated Price: \$451,000  
 Valuated PPSF: \$307

*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: 27  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

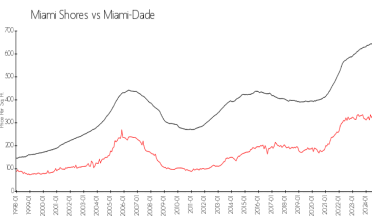
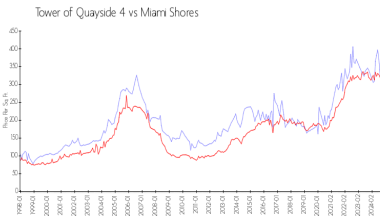
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1908	1,469 sq ft	Jan 2025	\$480,000	\$327
2002	1,816 sq ft	Dec 2024	\$790,000	\$435
2004	1,268 sq ft	Dec 2024	\$475,000	\$375
2310	1,268 sq ft	Dec 2024	\$495,000	\$390
TS11	1,469 sq ft	Dec 2024	\$425,000	\$289

## Market Information



Tower of Quayside 4: \$329/sq. ft.  
 Miami Shores: \$323/sq. ft.

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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Tower of Quayside 4: 11%  
 Miami Shores: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Tower of Quayside 4: 110 days  
 Miami Shores: 113 days  
 Miami-Dade: 90 days

