

Unit 907 - Tower of Quayside 4

907 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

Unit Information

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|-----------------|---|
| MLS Number: | A11676580 |
| Status: | Active |
| Size: | 1,457 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Electric Vehicle Charging Station |
| View: | |
| List Price: | \$515,000 |
| List PPSF: | \$353 |
| Valuated Price: | \$380,000 |
| Valuated PPSF: | \$326 |

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: | 256 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 25 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 3 |

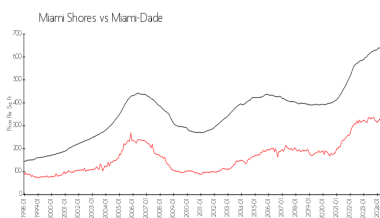
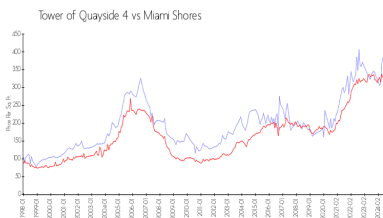
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 805 | 1,456 sq ft | Nov 2024 | \$388,000 | \$266 |
| 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 |

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 | 127 days |
| Miami Shores | 115 days |
| Miami-Dade | 87 days |

