

# Unit 1104 - Tower of Quayside 4

1104 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number: F10454036  
 Status: Active  
 Size: 1,268 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Bay  
 List Price: \$429,000  
 List PPSF: \$338  
 Valuated Price: \$389,000  
 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: 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

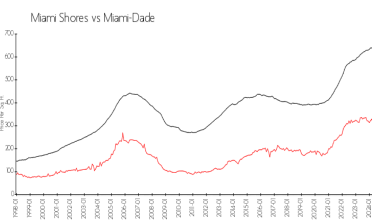
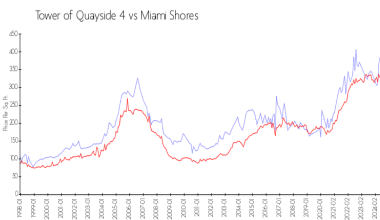
## Building Association Information

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

