

# Unit 506 - Tower of Quayside 2

506 - 2000 Towerside ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number:	RX-10992101
Status:	Active
Size:	1,520 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces
View:	
List Price:	\$350,000
List PPSF:	\$230
Valuated Price:	\$350,000
Valuated PPSF:	\$230

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:	216
Number of active listings for rent:	3
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

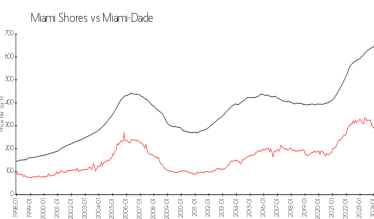
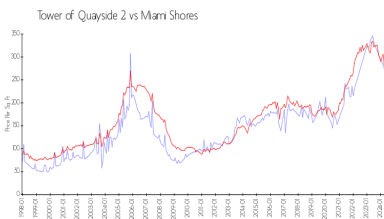
## Building Association Information

Towers Of Quayside Tower N°2  
(305) 895-5486

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1807	1,535 sq ft	Jun 2024	\$310,000	\$202
703	1,312 sq ft	Apr 2024	\$370,000	\$282
1803	1,312 sq ft	Mar 2024	\$300,000	\$229
1707	1,535 sq ft	Mar 2024	\$455,000	\$296
1001	1,544 sq ft	Nov 2023	\$575,000	\$372

## Market Information



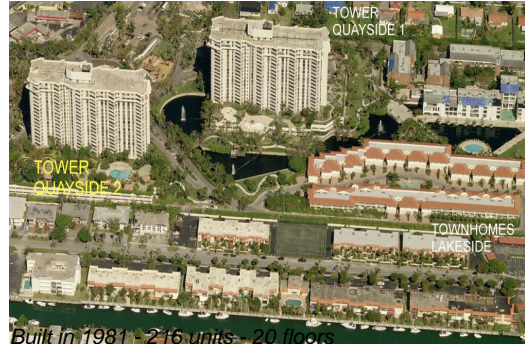
Tower of Quayside 2: \$268/sq. ft.  
Miami Shores: \$309/sq. ft.

Miami Shores: \$309/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Tower of Quayside 2	3%
Miami Shores	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Tower of Quayside 2  
Miami Shores  
Miami-Dade

113 days  
103 days  
82 days