

# Unit 1101 - Tower of Quayside 4

1101 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11399722  
 Status: Active  
 Size: 1,469 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$600,000  
 List PPSF: \$408  
 Valuated Price: \$471,000  
 Valuated PPSF: \$321

*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: 17  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 5

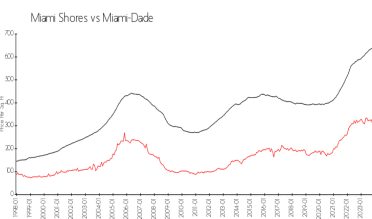
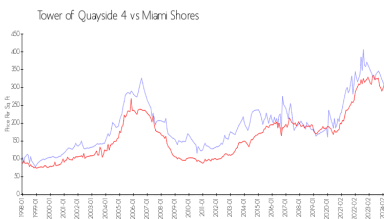
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1205   | 1,456 sq ft | May 2024     | \$435,000  | \$299 |
| 1109   | 1,268 sq ft | Apr 2024     | \$335,000  | \$264 |
| 1202   | 1,816 sq ft | Apr 2024     | \$840,000  | \$463 |
| 2212   | 1,469 sq ft | Apr 2024     | \$440,000  | \$300 |
| 509    | 1,268 sq ft | Mar 2024     | \$295,000  | \$233 |

## Market Information



Tower of Quayside 4: \$309/sq. ft.      Miami Shores: \$285/sq. ft.  
 Miami Shores: \$285/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Tower of Quayside 4: 7%  
 Miami Shores: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Tower of Quayside 4  
Miami Shores  
Miami-Dade

117 days  
105 days  
81 days