

# Unit 1704 - Tower of Quayside 4

1704 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11466817
Status:	Active
Size:	1,268 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$550,000
List PPSF:	\$434
Valuated Price:	\$368,000
Valuated PPSF:	\$290

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

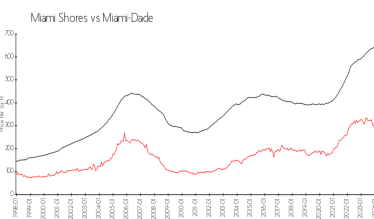
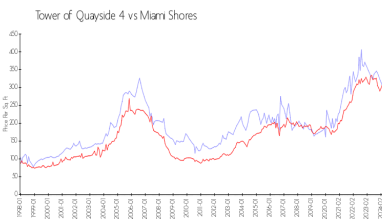
## Building Association Information

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

121 days  
107 days  
81 days