

# Unit PH2 - Tower of Quayside 4

PH2 - 4000 Towerside Ter, Miami Shores, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11552428  
 Status: Active  
 Size: 3,632 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$5,000,000  
 List PPSF: \$1,377  
 Valuated Price: \$2,160,000  
 Valuated PPSF: \$595

*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: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 5

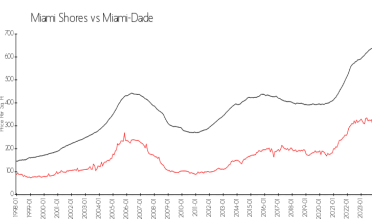
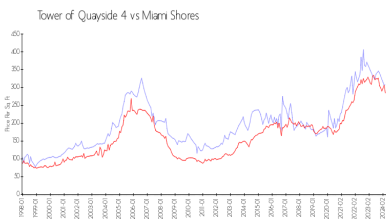
## Building Association Information

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: \$695/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