

# Unit 805 - Continuum II (North Tower)

805 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11409610  
 Status: Active  
 Size: 1,897 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$4,250,000  
 List PPSF: \$2,240  
 Valuated Price: \$4,478,000  
 Valuated PPSF: \$2,361

*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: 213  
 Number of active listings for rent: 15  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

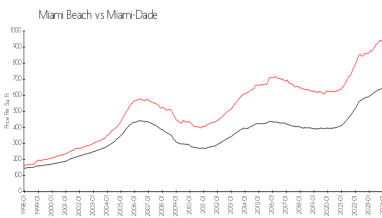
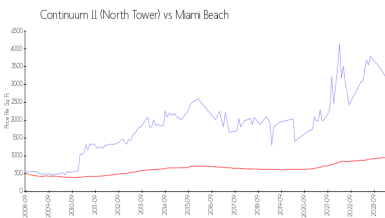
## Building Association Information

Continuum condo North Tower association  
 (305) 674-7995

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201	2,872 sq ft	May 2024	\$10,000,000	\$3,482
512	695 sq ft	Mar 2024	\$1,400,000	\$2,014
1805	1,606 sq ft	Mar 2024	\$6,250,000	\$3,892
2305	1,862 sq ft	Mar 2024	\$5,750,000	\$3,088
1604/05	3,069 sq ft	Mar 2024	\$9,280,000	\$3,024

## Market Information



Continuum II (North Tower): \$3097/sq. ft.  
 Miami Beach: \$937/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Continuum II (North Tower) 2%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Continuum II (North Tower)	126 days
Miami Beach	97 days
Miami-Dade	81 days