

Unit 510 - Continuum I (South Tower)

510 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

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|-----------------|--|
| MLS Number: | A11448067 |
| Status: | Active |
| Size: | 2,122 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$6,000,000 |
| List PPSF: | \$2,828 |
| Valuated Price: | \$5,528,000 |
| Valuated PPSF: | \$2,605 |

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

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|--|-----|
| Number of units: | 308 |
| Number of active listings for rent: | 28 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 7 |

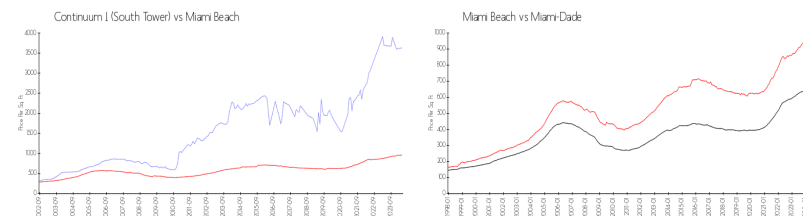
Building Association Information

Continuum South Tower Condo association
(305) 938-4240

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|-------------|-------------|--------------|--------------|---------|
| 506 | 2,508 sq ft | May 2024 | \$6,750,000 | \$2,691 |
| 804 | 2,292 sq ft | May 2024 | \$6,900,000 | \$3,010 |
| 2203 | 4,776 sq ft | May 2024 | \$17,800,000 | \$3,727 |
| 2101 | 1,591 sq ft | Apr 2024 | \$4,700,000 | \$2,954 |
| 3205 | 1,870 sq ft | Apr 2024 | \$5,200,000 | \$2,781 |
| 1902 - 1903 | 2,566 sq ft | Apr 2024 | \$10,850,000 | \$4,228 |
| 702 | 1,201 sq ft | Apr 2024 | \$3,050,000 | \$2,540 |

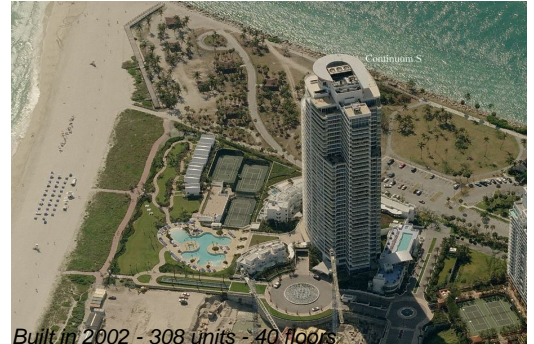
Market Information



| | | | |
|----------------------------|----------------|--------------|---------------|
| Continuum I (South Tower): | \$3621/sq. ft. | Miami Beach: | \$968/sq. ft. |
| Miami Beach: | \$968/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|---------------------------|----|
| Continuum I (South Tower) | 4% |
| Miami Beach | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------------------|---------|
| Continuum I (South Tower) | 64 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |