

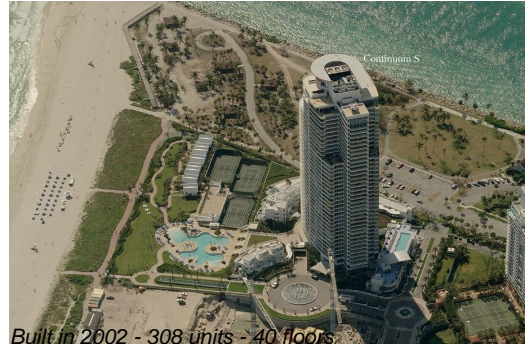
Unit 2407 - Continuum I (South Tower)

2407 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11469066
 Status: Active
 Size: 1,757 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$6,995,000
 List PPSF: \$3,981
 Valuated Price: \$6,435,000
 Valuated PPSF: \$3,662

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: 308
 Number of active listings for rent: 28
 Number of active listings for sale: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 5

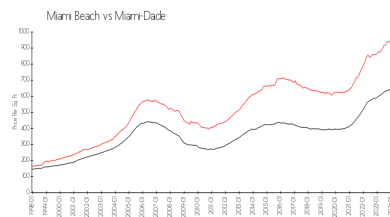
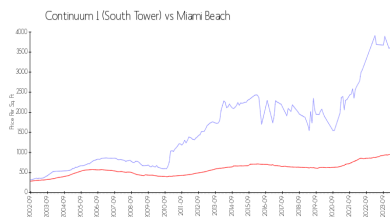
Building Association Information

Continuum South Tower Condo association
 (305) 938-4240

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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):	\$3669/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/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)	62 days
Miami Beach	97 days
Miami-Dade	81 days