

# Unit 2605 - Continuum II (North Tower)

2605 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11508198
Status:	Active
Size:	1,862 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Bay,Ocean View,Pool Area View
Rental Price:	\$24,400
List PPSF:	\$13
Valuated Price:	\$6,046,000
Valuated PPSF:	\$3,247

*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.*

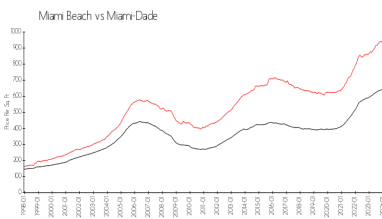
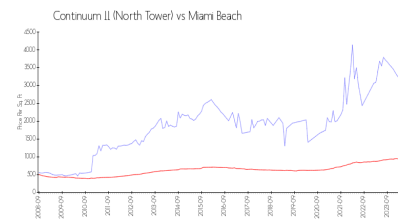
## Building Information

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

## Market Information



Continuum II (North Tower):	\$3097/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/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

