

# Unit 804 - Continuum I (South Tower)

804 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11521144                       |
| Status:         | Active                          |
| Size:           | 2,292 Sq ft.                    |
| Bedrooms:       | 2                               |
| Full Bathrooms: | 2                               |
| Half Bathrooms: | 1                               |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View:           |                                 |
| List Price:     | \$7,495,000                     |
| List PPSF:      | \$3,270                         |
| Valuated Price: | \$8,093,000                     |
| Valuated PPSF:  | \$3,531                         |

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   |

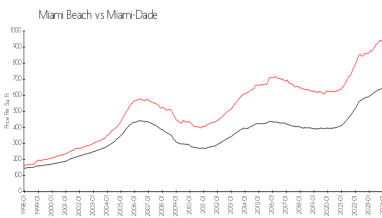
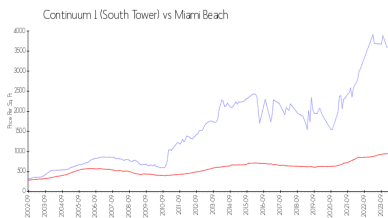
## Building Association Information

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

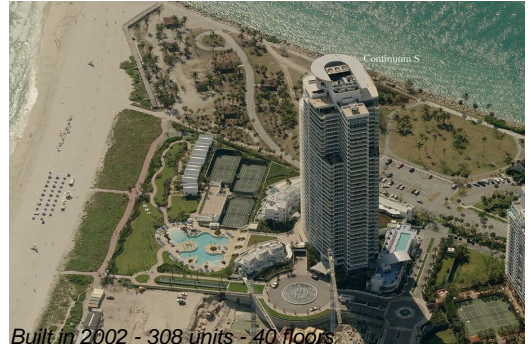


|                            |                |              |               |
|----------------------------|----------------|--------------|---------------|
| Continuum I (South Tower): | \$3669/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach:               | \$937/sq. ft.  | Miami-Dade:  | \$694/sq. 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)  
Miami Beach  
Miami-Dade

62 days  
97 days  
81 days