

Unit 804 - Continuum I (South Tower)

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

Unit Information

MLS Number:	A11521144
Status:	Closed
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:	\$7,997,000
Valuated PPSF:	\$3,489

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:	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

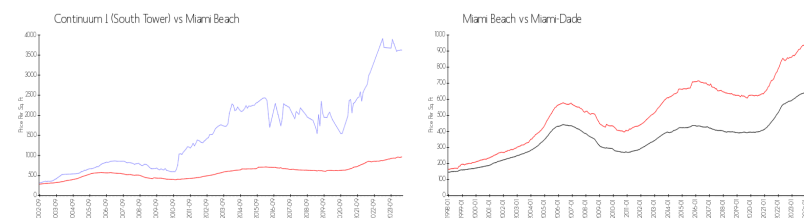
Building Association Information

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

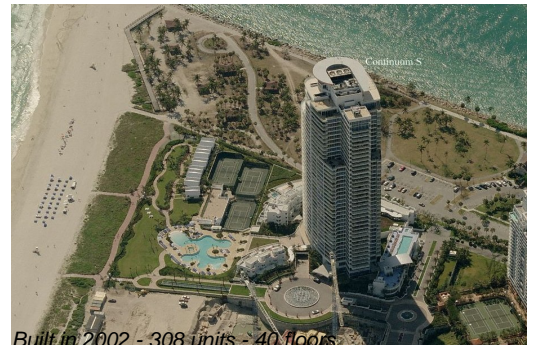


Continuum I (South Tower): \$3621/sq. ft.
Miami Beach: \$968/sq. ft.

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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