

# Unit 2107 - Continuum I (South Tower)

2107 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11548447                             |
| Status:         | Active                                |
| Size:           | 1,870 Sq ft.                          |
| Bedrooms:       | 2                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 1                                     |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View:           |                                       |
| List Price:     | \$6,500,000                           |
| List PPSF:      | \$3,476                               |
| Valuated Price: | \$6,568,000                           |
| Valuated PPSF:  | \$3,512                               |

*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   |

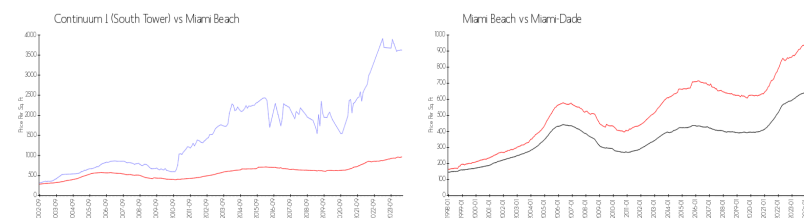
## Building Association Information

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

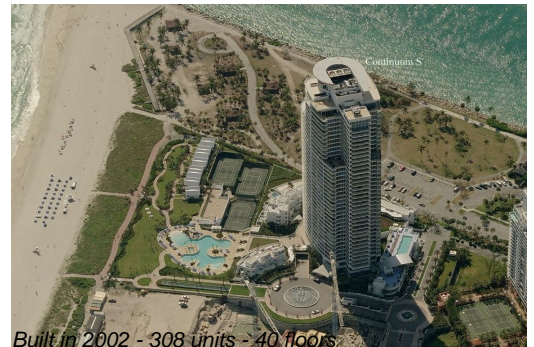


Continuum I (South Tower): \$3621/sq. ft.  
Miami Beach: \$968/sq. ft.

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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 |