

# Unit 2409 - Continuum I (South Tower)

2409 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11568491  
 Status: Pending  
 Size: 2,122 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces,Assigned Parking,Valet Parking  
 View: Canal,Ocean View  
 Rental Price: \$35,000  
 List PPSF: \$16  
 Valuated Price: \$6,758,000  
 Valuated PPSF: \$3,185

*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.*

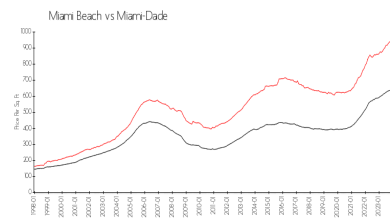
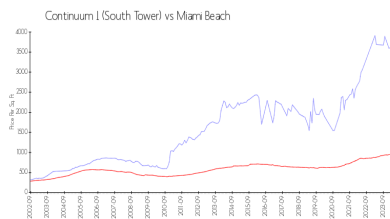
## Building Information

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: 10  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 6

## Building Association Information

Continuum South Tower Condo association  
 (305) 938-4240

## Market Information



Continuum I (South Tower):	\$3669/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$695/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) 65 days  
 Miami Beach 97 days  
 Miami-Dade 81 days

