

# Unit 2509 - Continuum I (South Tower)

2509 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11518954  
 Status: Active  
 Size: 2,122 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$27,000  
 List PPSF: \$13  
 Valuated Price: \$6,826,000  
 Valuated PPSF: \$3,217

*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.*

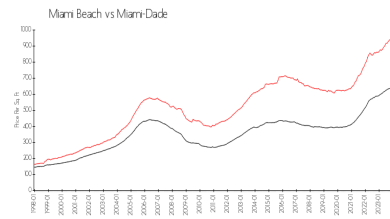
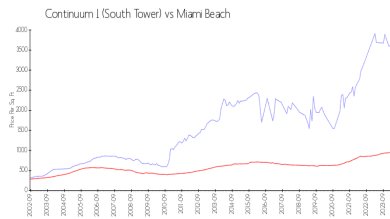
## Building Information

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

## 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) 62 days  
 Miami Beach 97 days  
 Miami-Dade 81 days

