

# Unit 3402 - Continuum I (South Tower)

3402 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11342320  
 Status: Active Under Contract  
 Size: 1,791 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$5,695,000  
 List PPSF: \$3,180  
 Valuated Price: \$5,398,000  
 Valuated PPSF: \$3,014

*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: 15  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

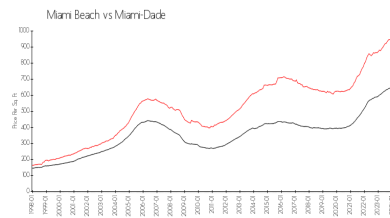
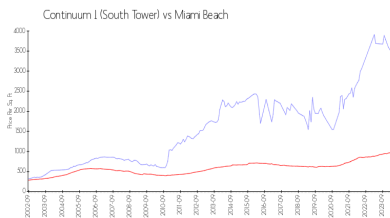
## Building Association Information

Continuum South Tower Condo association  
 (305) 938-4240

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
701	1,591 sq ft	Jan 2024	\$4,200,000	\$2,640

## Market Information

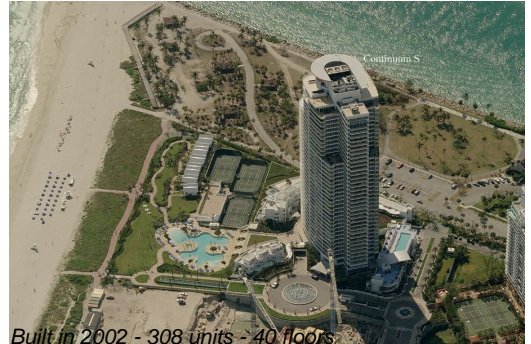


Continuum I (South Tower):	\$3486/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Continuum I (South Tower) 5%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Continuum I (South Tower)  
Miami Beach  
Miami-Dade

66 days  
99 days  
81 days