

# 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:	\$5,730,000
Valuated PPSF:	\$3,199

*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

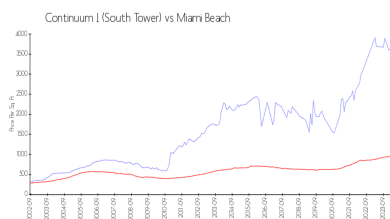
## Building Association Information

Continuum South Tower Condo association  
(305) 938-4240

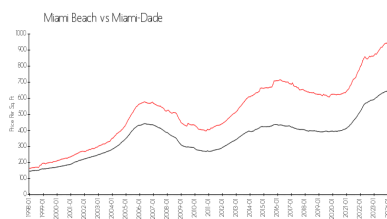
## Recent Sales

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): \$3707/sq. ft.  
Miami Beach: \$952/sq. ft.

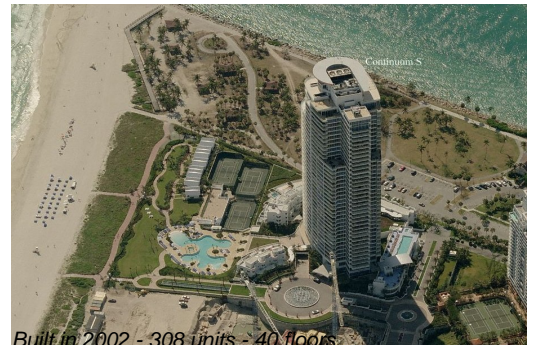


Miami Beach: \$952/sq. ft.  
Miami-Dade: \$698/sq. ft.

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