

# Unit 2407 - Continuum I (South Tower)

2407 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11469066  
 Status: Active  
 Size: 1,757 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$6,995,000  
 List PPSF: \$3,981  
 Valuated Price: \$6,502,000  
 Valuated PPSF: \$3,701

*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

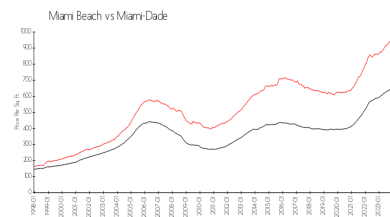
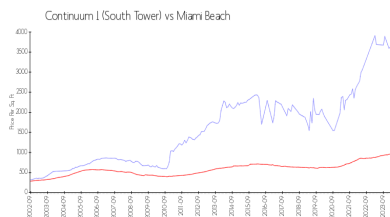
## Building Association Information

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

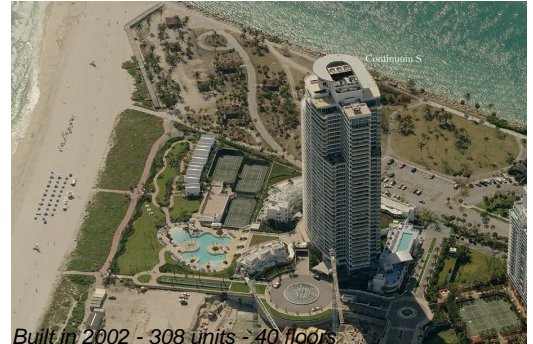
## Market Information



Continuum I (South Tower): \$3707/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami-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	98 days
Miami-Dade	81 days