

Unit 804 - Continuum I (South Tower)

804 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11521144
Status:	Active
Size:	2,292 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$7,495,000
List PPSF:	\$3,270
Valuated Price:	\$8,177,000
Valuated PPSF:	\$3,568

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

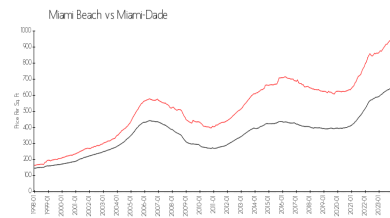
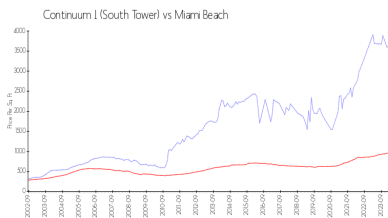
Building Association Information

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

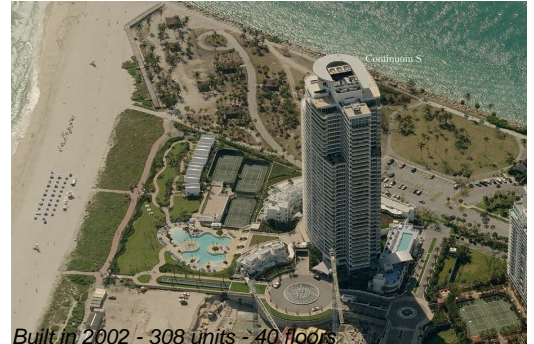


Continuum I (South Tower):	\$3707/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

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)
Miami Beach
Miami-Dade

66 days
98 days
81 days