

Unit 3401 - Continuum II (North Tower)

3401 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11548540
 Status: Active
 Size: 3,030 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Electric Vehicle Charging Station, Valet Parking

View:
 List Price: \$15,900,000
 List PPSF: \$5,248
 Valuated Price: \$12,417,000
 Valuated PPSF: \$4,280

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: 213
 Number of active listings for rent: 15
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 5

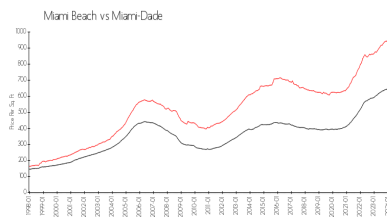
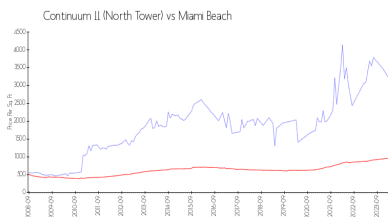
Building Association Information

Continuum condo North Tower association
 (305) 674-7995

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
512	695 sq ft	Mar 2024	\$1,400,000	\$2,014
1805	1,606 sq ft	Mar 2024	\$6,250,000	\$3,892
2305	1,862 sq ft	Mar 2024	\$5,750,000	\$3,088
1604/05	3,069 sq ft	Mar 2024	\$9,280,000	\$3,024
2005	1,698 sq ft	Feb 2024	\$5,050,000	\$2,974

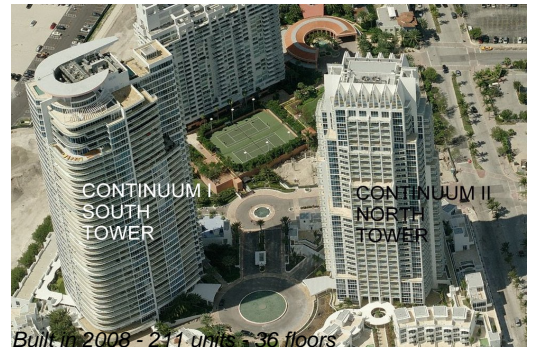
Market Information



Continuum II (North Tower):	\$3097/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Continuum II (North Tower) 2%
 Miami Beach 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Continuum II (North Tower)	129 days
Miami Beach	98 days
Miami-Dade	81 days