

# Unit 1207 - Continuum II (North Tower)

1207 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11553824
Status:	Active
Size:	1,443 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Valet Parking
View:	
List Price:	\$4,250,000
List PPSF:	\$2,945
Valuated Price:	\$3,840,000
Valuated PPSF:	\$2,661

*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

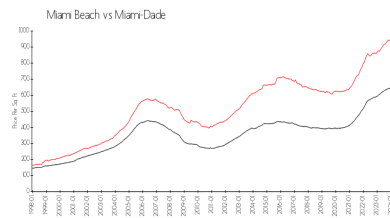
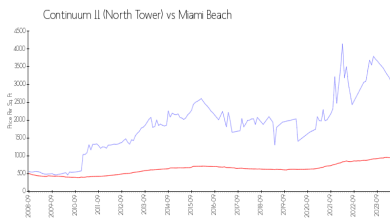
## Building Association Information

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

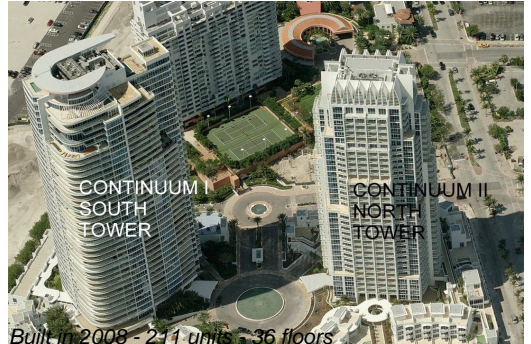


Continuum II (North Tower):	\$3097/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## 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