

# Unit 3205 - Continuum I (South Tower)

3205 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11590742
Status:	Active
Size:	1,870 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$5,995,000
List PPSF:	\$3,206
Valuated Price:	\$6,616,000
Valuated PPSF:	\$3,538

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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

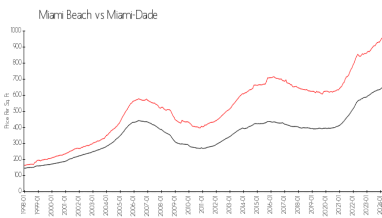
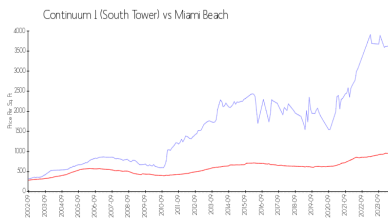
## Building Association Information

Continuum South Tower Condo association  
(305) 938-4240

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2801/2802	3,326 sq ft	Jul 2024	\$16,150,000	\$4,856
2503	1,791 sq ft	Jun 2024	\$5,950,000	\$3,322
506	2,508 sq ft	May 2024	\$6,750,000	\$2,691
804	2,292 sq ft	May 2024	\$6,900,000	\$3,010
2203	4,776 sq ft	May 2024	\$17,800,000	\$3,727

## Market Information

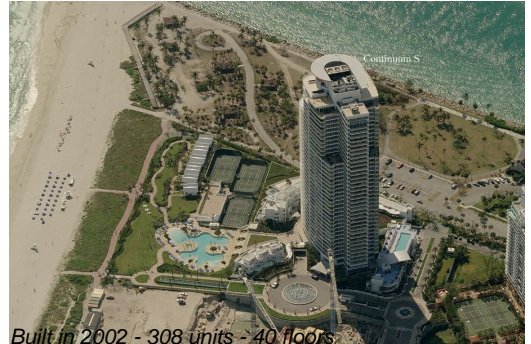


Continuum I (South Tower):	\$3417/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Continuum I (South Tower)	4%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Built in 2002 - 308 units - 40 floors

Continuum I (South Tower)  
Miami Beach  
Miami-Dade

72 days  
99 days  
83 days