

# Unit 2503 - Continuum I (South Tower)

2503 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11607328
Status:	Pending
Size:	1,791 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	Bay, Ocean View, Water View
Rental Price:	\$24,500
List PPSF:	\$14
Valuated Price:	\$4,695,000
Valuated PPSF:	\$2,621

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.

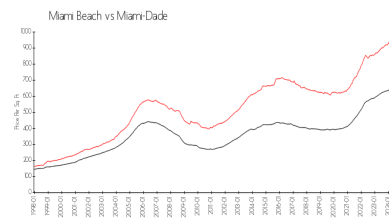
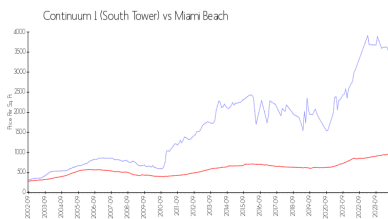
## Building Information

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:	10
Number of sales over the last 3 months:	2

## Building Association Information

Continuum South Tower Condo association  
(305) 938-4240

## Market Information



Continuum I (South Tower):	\$3314/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Continuum I (South Tower)	70 days
Miami Beach	100 days
Miami-Dade	84 days

