

Unit 1704 - Continuum II (North Tower)

1704 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11636753
Status:	Active
Size:	1,443 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$4,750,000
List PPSF:	\$3,292
Valuated Price:	\$4,025,000
Valuated PPSF:	\$2,789

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:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

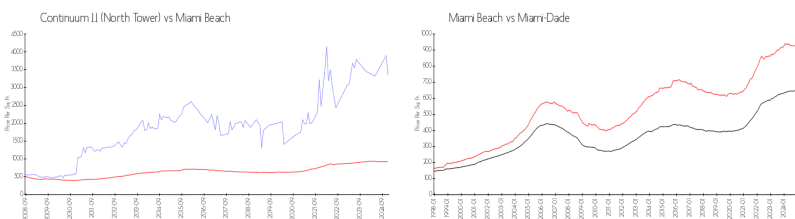
Building Association Information

Continuum condo North Tower association
(305) 674-7995

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	742 sq ft	Nov 2024	\$1,800,000	\$2,426
3401	2,901 sq ft	May 2024	\$14,425,000	\$4,972
2201	2,872 sq ft	May 2024	\$10,000,000	\$3,482
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

Market Information



Continuum II (North Tower):	\$3347/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Continuum II (North Tower)	3%
Miami Beach	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Continuum II (North Tower)	88 days
----------------------------	---------



Miami Beach
Miami-Dade

103 days
90 days