

# Unit 2402 - Continuum II (North Tower)

2402 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11647004  
 Status: Active  
 Size: 2,872 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking, Valet Parking  
 View:  
 List Price: \$11,500,000  
 List PPSF: \$4,004  
 Valuated Price: \$11,340,000  
 Valuated PPSF: \$3,948

*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: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

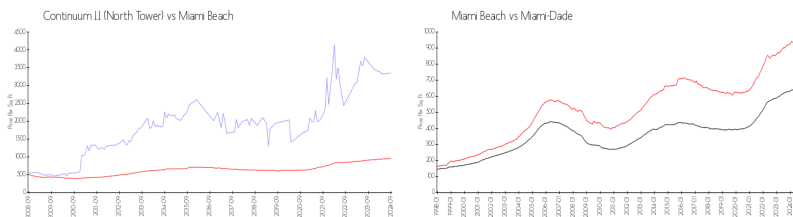
## Building Association Information

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): \$3356/sq. ft.  
 Miami Beach: \$951/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Continuum II (North Tower): 3%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Continuum II (North Tower)  
Miami Beach  
Miami-Dade

91 days  
102 days  
86 days