

# 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

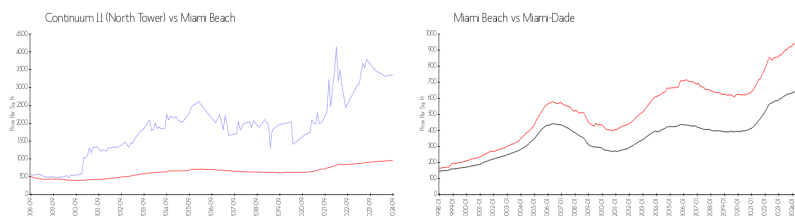
## Building Association Information

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

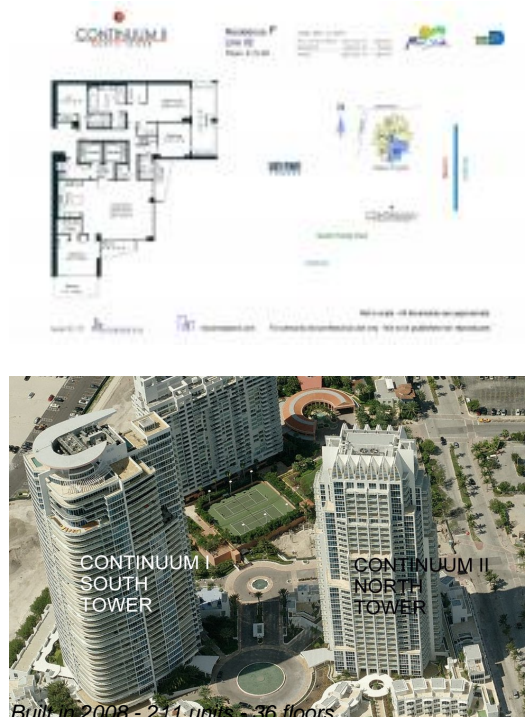


Continuum II (North Tower):	\$3356/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## 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)	91 days
Miami Beach	102 days
Miami-Dade	86 days