

Unit 2506 - Continuum I (South Tower)

2506 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11658709
 Status: Active
 Size: 1,870 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$6,500,000
 List PPSF: \$3,476
 Valuated Price: \$7,055,000
 Valuated PPSF: \$3,773

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: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

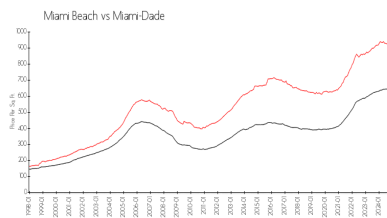
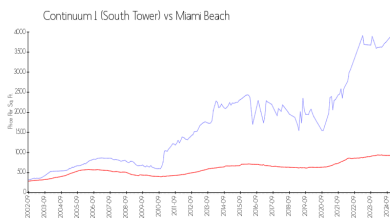
Building Association Information

Continuum South Tower Condo association
 (305) 938-4240

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1409	1,595 sq ft	Jan 2025	\$7,700,000	\$4,828
1507	1,870 sq ft	Nov 2024	\$5,000,000	\$2,674
3205	1,870 sq ft	Aug 2024	\$5,650,000	\$3,021
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

Market Information



Continuum I (South Tower): \$3904/sq. ft.
 Miami Beach: \$939/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Continuum I (South Tower) 7%
 Miami Beach 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

Continuum I (South Tower) 95 days
 Miami Beach 103 days
 Miami-Dade 90 days

