

Unit 2208 - Continuum I (South Tower)

2208 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11669085
 Status: Active
 Size: 1,595 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking
 View:
 List Price: \$6,350,000
 List PPSF: \$3,981
 Valuated Price: \$5,306,000
 Valuated PPSF: \$3,327

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: 14
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

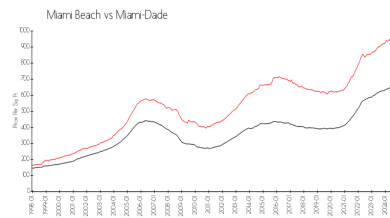
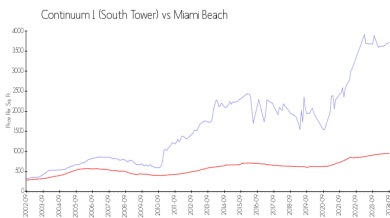
Building Association Information

Continuum South Tower Condo association
 (305) 938-4240

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|-----------|-------------|--------------|--------------|---------|
| 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 |
| 506 | 2,508 sq ft | May 2024 | \$6,750,000 | \$2,691 |
| 804 | 2,292 sq ft | May 2024 | \$6,900,000 | \$3,010 |
| 2203 | 4,776 sq ft | May 2024 | \$17,800,000 | \$3,727 |

Market Information



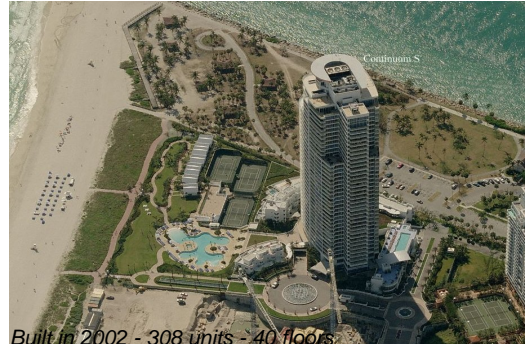
Continuum I (South Tower): \$3716/sq. ft.
 Miami Beach: \$951/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Continuum I (South Tower) 5%
 Miami Beach 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Continuum I (South Tower) 88 days



Miami Beach
Miami-Dade

102 days
86 days