

Unit TH-13 - Continuum I (South Tower)

TH-13 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11689679
 Status: Active
 Size: 2,202 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$5,900,000
 List PPSF: \$2,679
 Valuated Price: \$6,510,000
 Valuated PPSF: \$2,956

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: 12
 Number of sales over the last 6 months: 4
 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

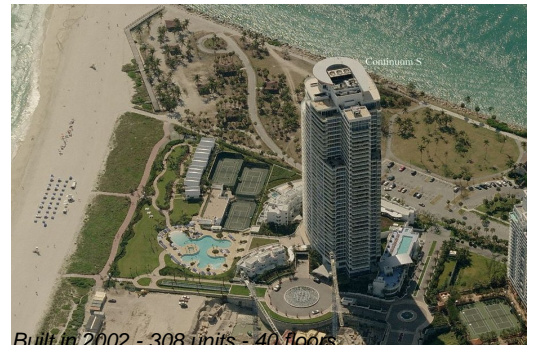


Continuum I (South Tower):	\$3716/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

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)	92 days
Miami Beach	102 days
Miami-Dade	87 days