

# 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

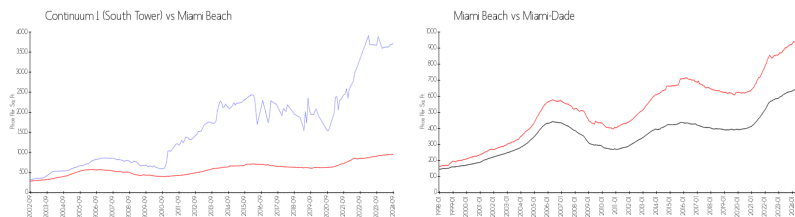
## Building Association Information

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

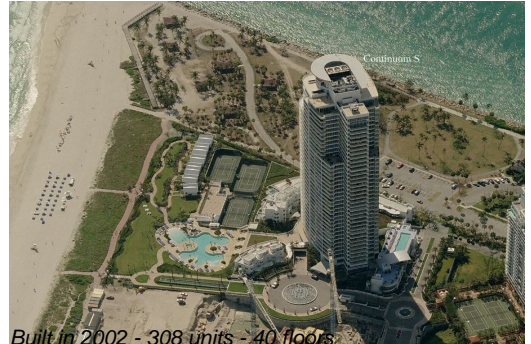


Continuum I (South Tower): \$3716/sq. ft.  
 Miami Beach: \$951/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## 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)  
Miami Beach  
Miami-Dade

92 days  
102 days  
87 days