

# Unit 2703 - Continuum II (North Tower)

2703 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11696529
Status:	Active
Size:	2,306 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$12,500,000
List PPSF:	\$5,421
Valuated Price:	\$7,796,000
Valuated PPSF:	\$3,588

*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:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

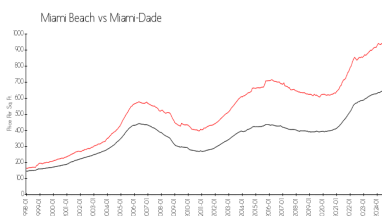
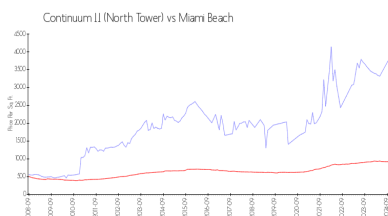
## Building Association Information

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



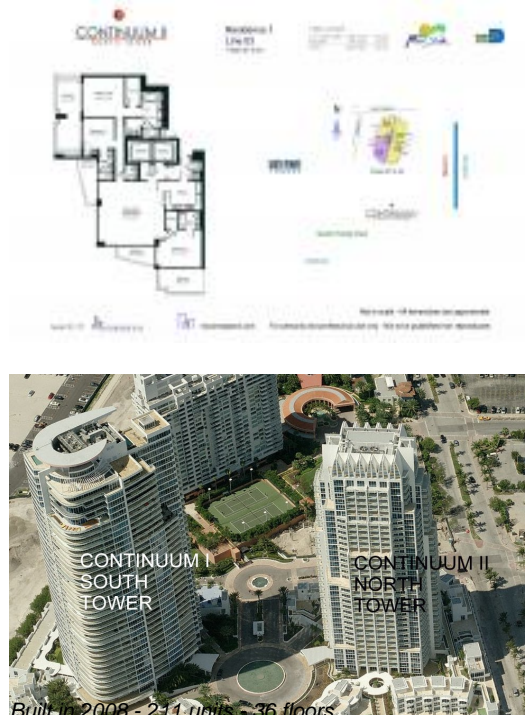
Continuum II (North Tower):	\$3897/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## 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)	88 days
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Miami Beach  
Miami-Dade

104 days  
89 days