

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

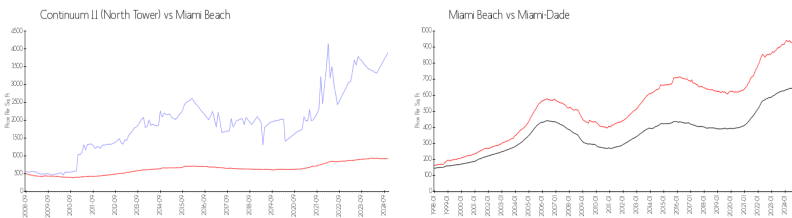
Building Association Information

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-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

Miami Beach
Miami-Dade

104 days
88 days