

Unit 1207 - Continuum I (South Tower)

1207 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11700617
Status:	Active
Size:	1,870 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$6,199,000
List PPSF:	\$3,315
Valuated Price:	\$5,564,000
Valuated PPSF:	\$2,975

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:	19
Building inventory for sale:	6%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
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

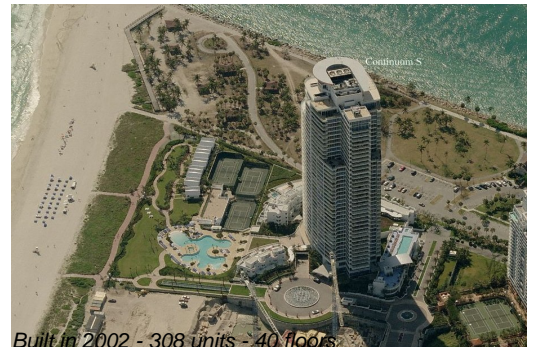


Continuum I (South Tower):	\$3351/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

Inventory for Sale

Continuum I (South Tower)	6%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Continuum I (South Tower)	92 days
Miami Beach	104 days
Miami-Dade	89 days