

# Unit 504 - Continuum II (North Tower)

504 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11700703  
 Status: Active  
 Size: 699 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View:  
 List Price: \$1,850,000  
 List PPSF: \$2,647  
 Valuated Price: \$1,679,000  
 Valuated PPSF: \$2,402

*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

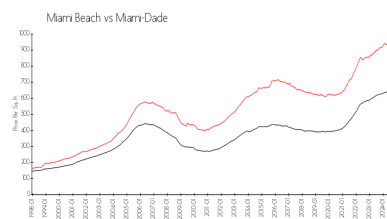
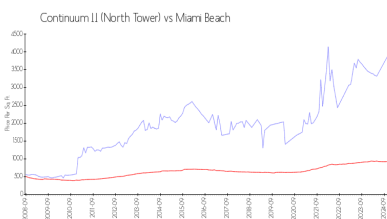
## Building Association Information

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



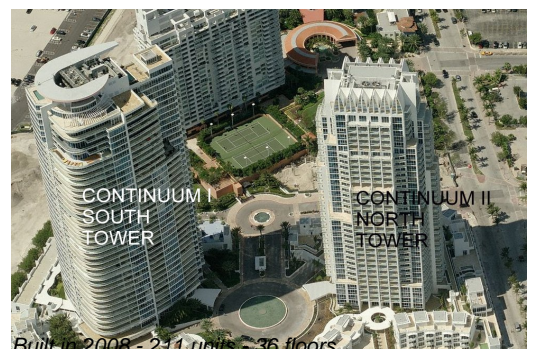
Continuum II (North Tower):	\$3897/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## 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



Miami Beach  
Miami-Dade

104 days  
88 days