

Unit 3601 - Continuum I (South Tower)

3601 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11705055
 Status: Active Under Contract
 Size: 1,940 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$6,350,000
 List PPSF: \$3,273
 Valuated Price: \$6,386,000
 Valuated PPSF: \$3,292

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: 15
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

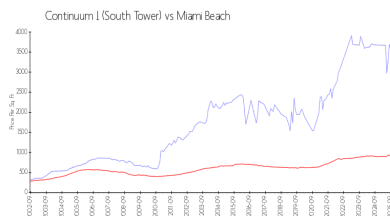
Continuum South Tower Condo association
 (305) 938-4240

<https://>

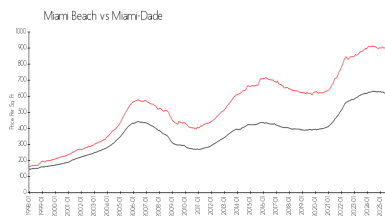
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2608/2609	3,717 sq ft	Nov 2025	\$18,800,000	\$5,058
3605	1,793 sq ft	Oct 2025	\$6,700,000	\$3,737
3003	3,335 sq ft	Aug 2025	\$14,765,000	\$4,427
1803	1,365 sq ft	Jul 2025	\$3,275,000	\$2,399
907	1,870 sq ft	Jun 2025	\$4,800,000	\$2,567

Market Information



Continuum I (South Tower): \$3556/sq. ft.
 Miami Beach: \$939/sq. ft.

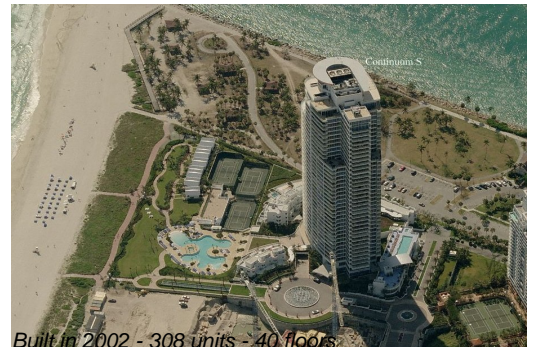


Miami Beach: \$939/sq. ft.
 Miami-Dade: \$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Continuum I (South Tower)	47 days
Miami Beach	93 days
Miami-Dade	77 days