

# Unit 603 - Continuum II (North Tower)

603 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11874475
Status:	Active
Size:	1,199 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$3,700,000
List PPSF:	\$3,086
Valuated Price:	\$2,325,000
Valuated PPSF:	\$1,939

*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:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

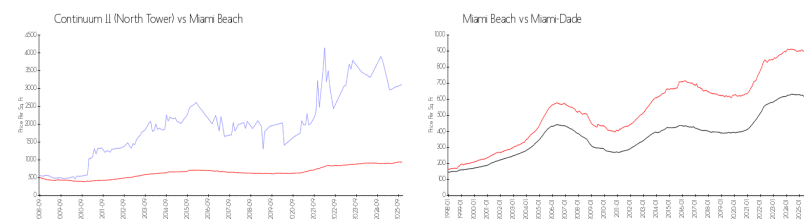
Continuum condo North Tower association  
(305) 674-7995

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1601	3,497 sq ft	Jul 2025	\$12,750,000	\$3,646
2402	2,872 sq ft	Apr 2025	\$10,000,000	\$3,482
1207	1,443 sq ft	Mar 2025	\$3,500,000	\$2,426

## Market Information



Continuum II (North Tower):	\$3115/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Continuum II (North Tower)	3%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Continuum II (North Tower)	102 days
Miami Beach	94 days

