

Unit 2506 - Continuum I (South Tower)

2506 - 100 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11894885
Status:	Active
Size:	1,870 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$6,250,000
List PPSF:	\$3,342
Valuated Price:	\$6,388,000
Valuated PPSF:	\$3,416

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:	14
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

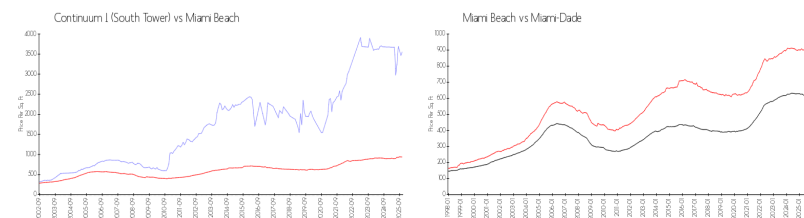
Continuum South Tower Condo association
(305) 938-4240

<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

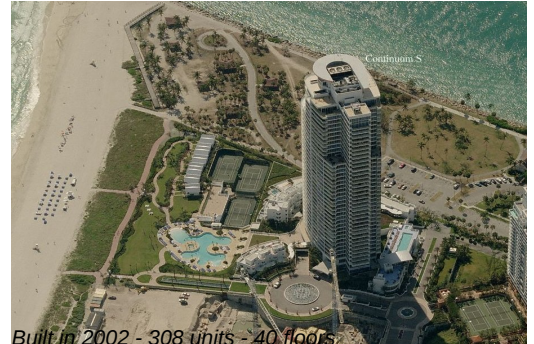


Continuum I (South Tower):	\$3556/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

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	94 days
Miami-Dade	77 days