

# Unit 705 - Continuum II (North Tower)

705 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11895239  
 Status: Active  
 Size: 1,897 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$3,700,000  
 List PPSF: \$1,950  
 Valuated Price: \$4,459,000  
 Valuated PPSF: \$2,351

*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

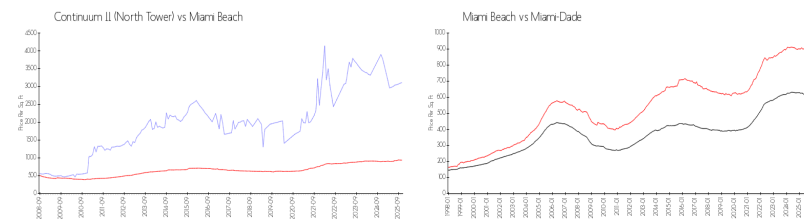
Continuum condo North Tower association  
 (305) 674-7995

<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



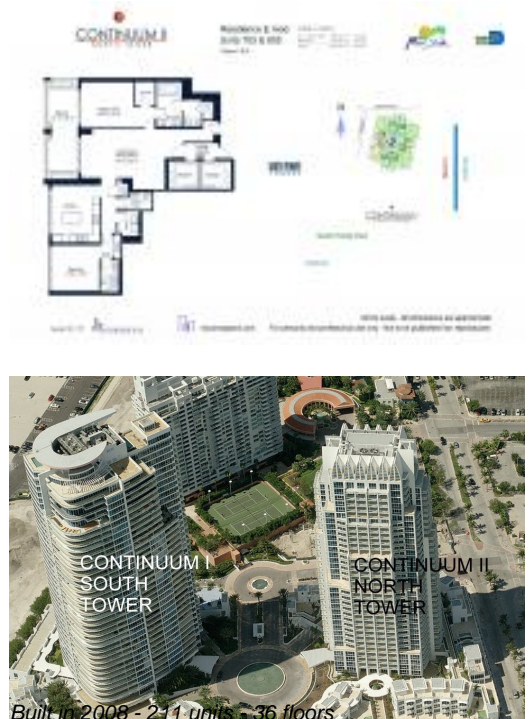
Continuum II (North Tower):	\$3115/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## 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
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Miami Beach  
Miami-Dade

94 days  
77 days