

Unit 2703 - Continuum II (North Tower)

2703 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11915251
Status:	Active
Size:	2,306 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$9,995,000
List PPSF:	\$4,334
Valuated Price:	\$6,232,000
Valuated PPSF:	\$2,868

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

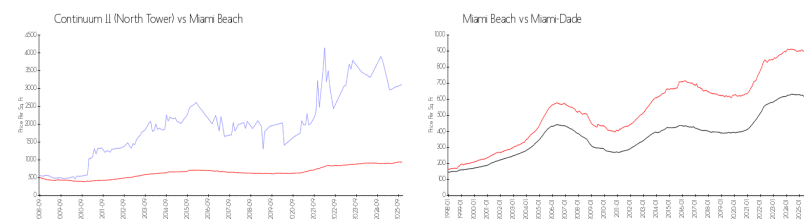
Continuum condo North Tower association
(305) 674-7995

<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



