

Unit 2504-S - Axis South Tower

2504-S - 79 SW 12 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11554337
 Status: Active
 Size: 1,013 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$618,000
 List PPSF: \$610
 Valuated Price: \$627,000
 Valuated PPSF: \$619

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: 352
 Number of active listings for rent: 21
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

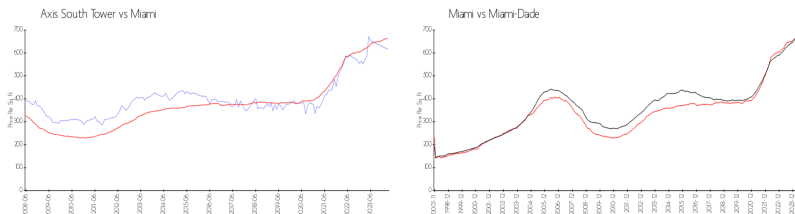
The Axis On Brickell Condominium Association, Inc
 305-373-3360

<http://www.axisbrickell.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2412-S	1,108 sq ft	Mar 2024	\$685,000	\$618
2603-S	1,013 sq ft	Jan 2024	\$625,000	\$617
3401-S	1,099 sq ft	Dec 2023	\$640,000	\$582
2908s	707 sq ft	Sep 2023	\$475,000	\$672
2112-S	1,108 sq ft	Sep 2023	\$650,000	\$587

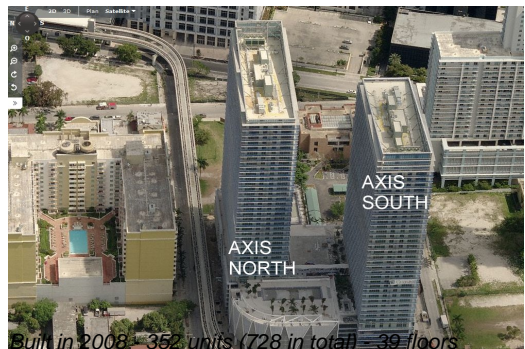
Market Information



Axis South Tower: \$616/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

Axis South Tower 1%
 Miami 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Axis South Tower	76 days
Miami	84 days
Miami-Dade	81 days