

# Unit 1412-S - Axis South Tower

1412-S - 79 SW 12 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11589380  
 Status: Active  
 Size: 1,108 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$675,000  
 List PPSF: \$609  
 Valuated Price: \$603,000  
 Valuated PPSF: \$544

*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: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

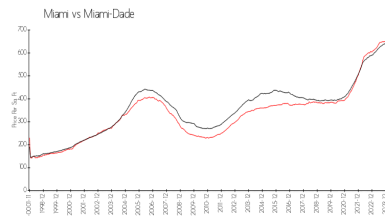
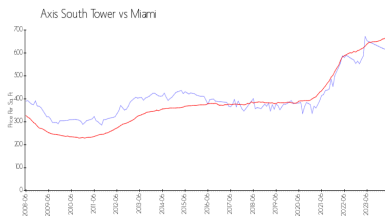
The Axis On Brickell Condominium Association, Inc  
 305-373-3360

<http://www.axisbrickell.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2204-S	1,013 sq ft	Jun 2024	\$620,000	\$612
2009-S	1,106 sq ft	Jun 2024	\$600,000	\$542
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

## Market Information



Axis South Tower: \$610/sq. ft.  
 Miami: \$673/sq. ft.

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 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Axis South Tower: 2%  
 Miami: 4%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Axis South Tower	49 days
Miami	83 days
Miami-Dade	82 days