

Unit 2712-S - Axis South Tower

2712-S - 79 SW 12 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11613112
 Status: Active
 Size: 1,108 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$699,000
 List PPSF: \$631
 Valuated Price: \$654,000
 Valuated PPSF: \$590

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: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

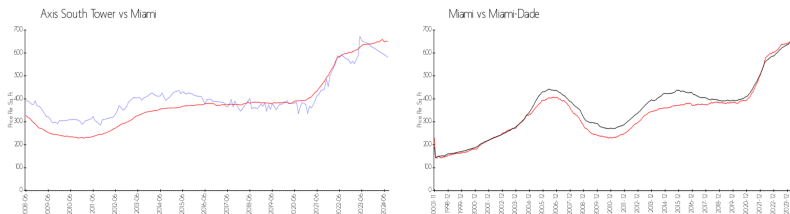
The Axis On Brickell Condominium Association, Inc
 305-373-3360

<http://www.axisbrickell.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1812-S	1,108 sq ft	Jun 2024	\$620,000	\$560
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

Market Information



Axis South Tower: \$581/sq. ft. Miami: \$650/sq. ft.
 Miami: \$650/sq. ft. Miami-Dade: \$697/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Axis South Tower	37 days
Miami	84 days
Miami-Dade	84 days