

Unit 1704-S - Axis South Tower

1704-S - 79 SW 12 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11651955
 Status: Active
 Size: 1,013 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$615,000
 List PPSF: \$607
 Valuated Price: \$598,000
 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: 12
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 1

Building Association Information

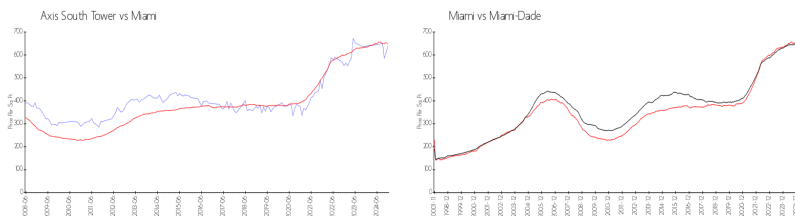
The Axis On Brickell Condominium Association, Inc
 305-373-3360

<http://www.axisbrickell.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1712-S	1,108 sq ft	Dec 2024	\$650,000	\$587
1606-S	1,104 sq ft	Oct 2024	\$606,000	\$549
2102-S	693 sq ft	Sep 2024	\$440,000	\$635
1412-S	1,108 sq ft	Sep 2024	\$660,000	\$596
2308-S	707 sq ft	Sep 2024	\$445,000	\$629
1401-S	1,099 sq ft	Sep 2024	\$635,000	\$578
2712-S	1,108 sq ft	Sep 2024	\$685,000	\$618

Market Information

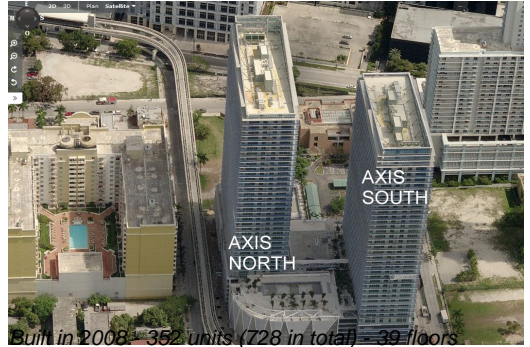


Axis South Tower: \$636/sq. ft. Miami: \$895/sq. ft.
 Miami: \$895/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Axis South Tower: 3%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months



Axis South Tower
Miami
Miami-Dade

65 days
91 days
90 days