

# Unit 8031 NW 104th Ave # 36 - Apex at Park Central

8031 NW 104th Ave # 36 - 8195 NW 104 Ave, Doral, FL, Miami-Dade

## Unit Information

MLS Number:	A11297521
Status:	Cancelled
Size:	1,236 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$525,000
List PPSF:	\$425
Valuated Price:	\$524,000
Valuated PPSF:	\$424

*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:	384
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

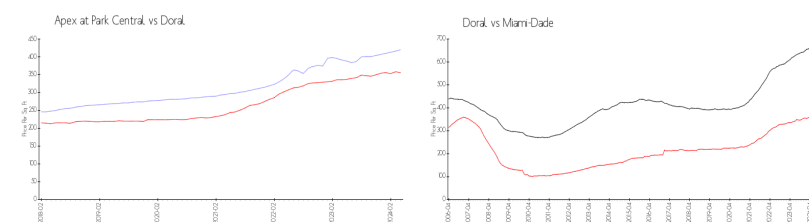
## Building Association Information

Apex at Park Central  
Address: 8195 NW 104th Ave,  
Doral, FL 33178  
Phone: +1 855-777-3414

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2	1,072 sq ft	Apr 2024	\$460,000	\$429
33	1,135 sq ft	Apr 2024	\$465,000	\$410
7	1,072 sq ft	Feb 2024	\$450,000	\$420
31	1,236 sq ft	Dec 2023	\$485,000	\$392
5	1,048 sq ft	Dec 2023	\$455,000	\$434
21	1,236 sq ft	Dec 2023	\$450,000	\$364
21	1,236 sq ft	Dec 2023	\$460,000	\$372
21	1,236 sq ft	Dec 2023	\$480,000	\$388

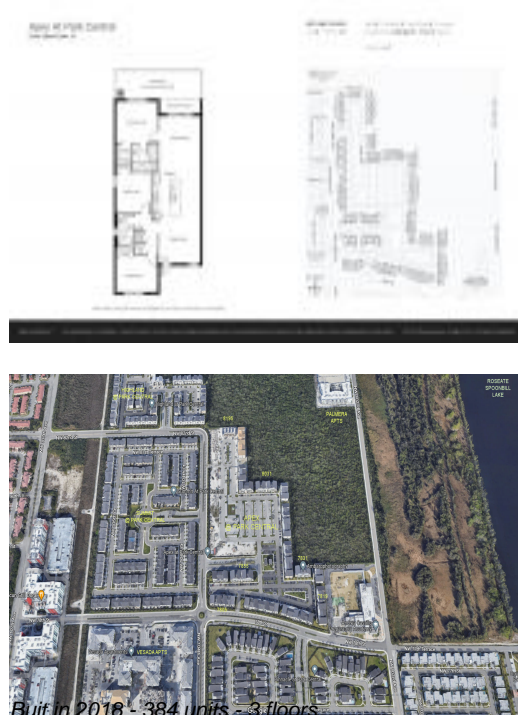
## Market Information



Apex at Park Central: \$420/sq. ft.  
Doral: \$356/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale



Apex at Park Central	2%
Doral	2%
Miami-Dade	3%

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

Apex at Park Central	23 days
Doral	47 days
Miami-Dade	81 days