

Unit 8175 NW 104th Ave # 31 - Apex at Park Central

8175 NW 104th Ave # 31 - 8195 NW 104 Ave, Doral, FL, Miami-Dade

Unit Information

MLS Number: A11472534
 Status: Active Under Contract
 Size: 1,236 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Guest Parking
 View:
 List Price: \$505,000
 List PPSF: \$409
 Valuated Price: \$501,000
 Valuated PPSF: \$405

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: 9
 Number of sales over the last 3 months: 3

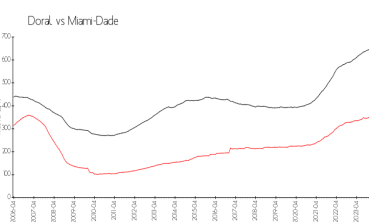
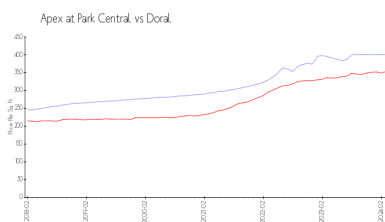
Building Association Information

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 |

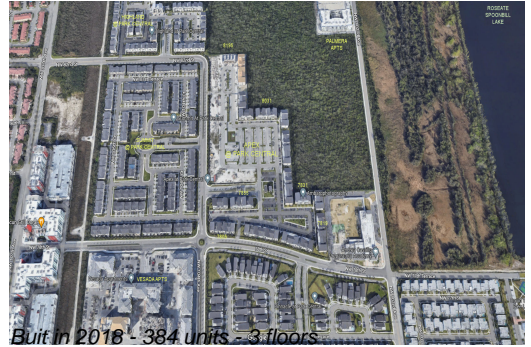
Market Information



Apex at Park Central: \$401/sq. ft.
 Doral: \$354/sq. ft.

Doral: \$354/sq. ft.
 Miami-Dade: \$703/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 | 48 days |
| Miami-Dade | 81 days |