

# Unit 7831 NW 104th Ave # 23 - Apex at Park Central

7831 NW 104th Ave # 23 - 8195 NW 104 Ave, Doral, FL, Miami-Dade

## Unit Information

MLS Number: A11536479  
Status: Active  
Size: 1,072 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: 1 Space  
View:  
List Price: \$525,000  
List PPSF: \$490  
Valuated Price: \$450,000  
Valuated PPSF: \$420

*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

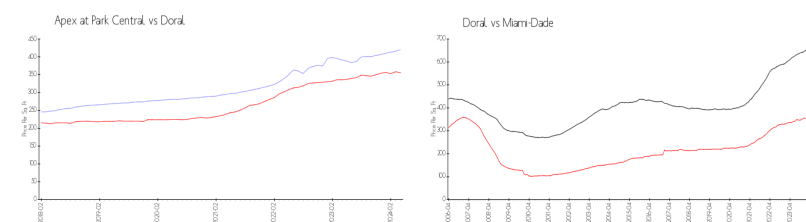
## Building Association Information

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

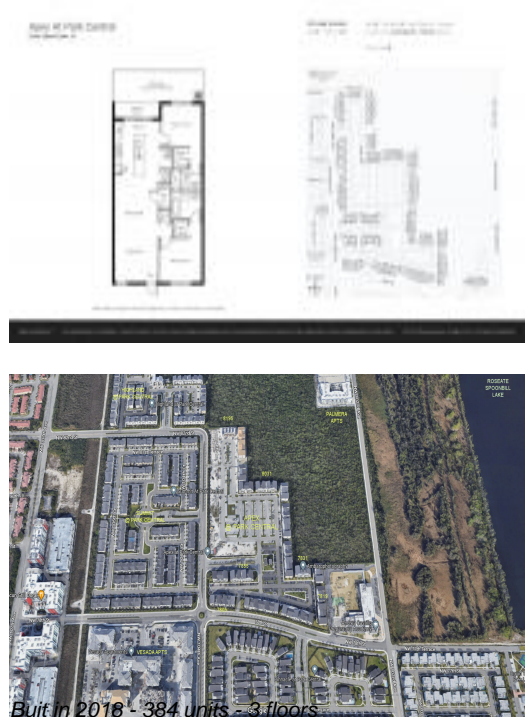
## Market Information



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