

# Unit 8175 NW 104th Ave # 32 - Apex at Park Central

8175 NW 104th Ave # 32 - 8195 NW 104 Ave, Doral, FL, Miami-Dade

## Unit Information

MLS Number:	A11566080
Status:	Pending
Size:	1,134 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$475,000
List PPSF:	\$419
Valuated Price:	\$491,000
Valuated PPSF:	\$433

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:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	7

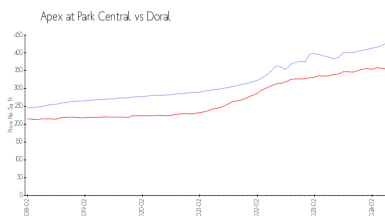
## Building Association Information

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

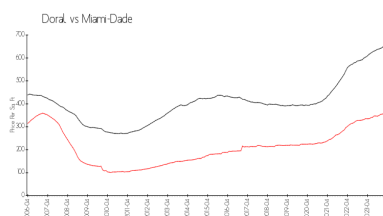
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1	1,236 sq ft	May 2024	\$520,000	\$421
22	1,088 sq ft	May 2024	\$445,000	\$409
37	1,072 sq ft	May 2024	\$460,000	\$429
4	967 sq ft	May 2024	\$430,000	\$445
24	967 sq ft	May 2024	\$420,000	\$434

## Market Information



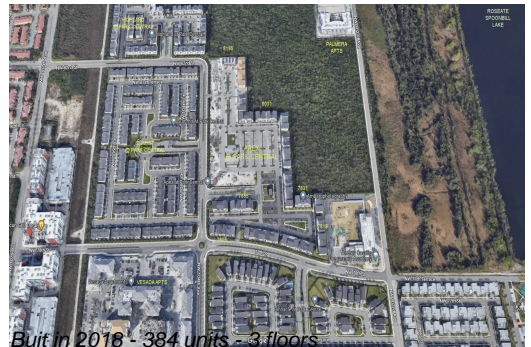
Apex at Park Central: \$428/sq. ft.  
Doral: \$355/sq. ft.



Doral: \$355/sq. ft.  
Miami-Dade: \$705/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	26 days
Doral	49 days
Miami-Dade	82 days