

Unit 8031 NW 104th Ave # 5 - Apex at Park Central

8031 NW 104th Ave # 5 - 8195 NW 104 Ave, Doral, FL, Miami-Dade

Unit Information

MLS Number: A11695564
 Status: Active
 Size: 1,072 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Street Parking

View:
 List Price: \$499,000
 List PPSF: \$465
 Valuated Price: \$402,000
 Valuated PPSF: \$375

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: 13
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

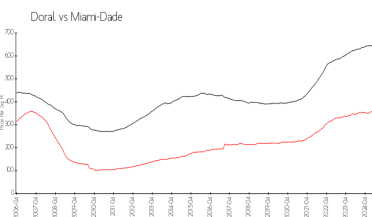
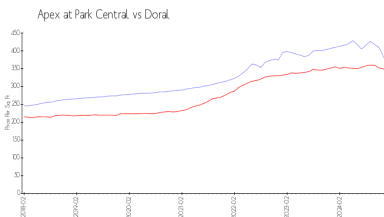
Building Association Information

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
36	1,236 sq ft	Dec 2024	\$475,000	\$384
22	1,088 sq ft	Nov 2024	\$443,000	\$407
1	1,236 sq ft	Nov 2024	\$515,000	\$417
24	1,135 sq ft	Nov 2024	\$450,000	\$396
2	1,072 sq ft	Sep 2024	\$460,000	\$429
24	963 sq ft	Sep 2024	\$405,000	\$421
4	1,236 sq ft	Sep 2024	\$520,000	\$421

Market Information

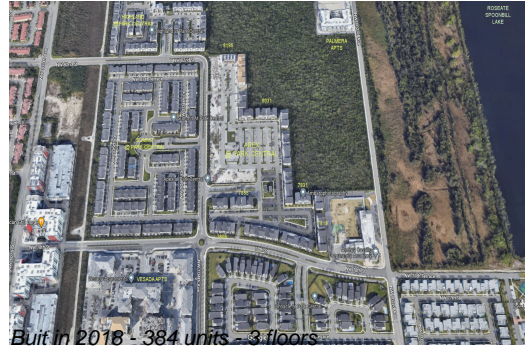


Apex at Park Central: \$378/sq. ft.
 Doral: \$349/sq. ft.

Doral: \$349/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Apex at Park Central: 3%
 Doral: 3%
 Miami-Dade: 5%



Avg. Time to Close Over Last 12 Months

Apex at Park Central	58 days
Doral	66 days
Miami-Dade	91 days