

Unit 7865 NW 104th Ave # 33 - Apex at Park Central

7865 NW 104th Ave # 33 - 8195 NW 104 Ave, Doral, FL, Miami-Dade

Unit Information

MLS Number:	F10368213
Status:	Active Under Contract
Size:	1,048 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$400,000
List PPSF:	\$382
Valuated Price:	\$444,000
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

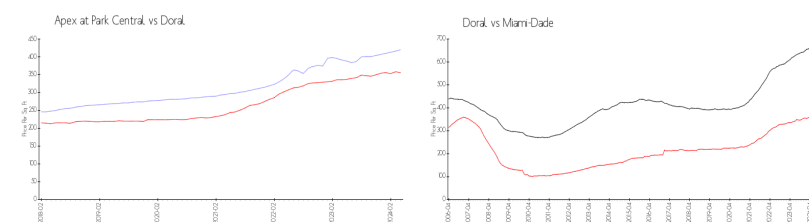
Building Association Information

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

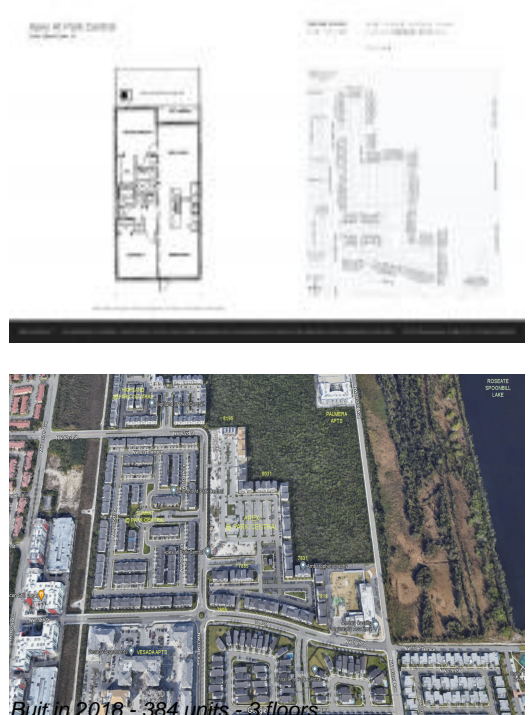
Market Information



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	48 days
Miami-Dade	81 days