

# Unit 8151 NW 104th Ave # 31 - Apex at Park Central

8151 NW 104th Ave # 31 - 8195 NW 104 Ave, Doral, FL, Miami-Dade

## Unit Information

MLS Number: A11574643  
 Status: Active  
 Size: 1,236 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$500,000  
 List PPSF: \$405  
 Valuated Price: \$524,000  
 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: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 5

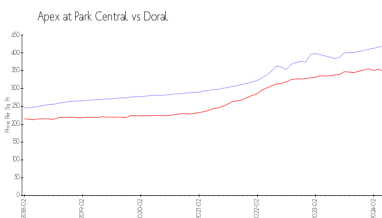
## Building Association Information

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

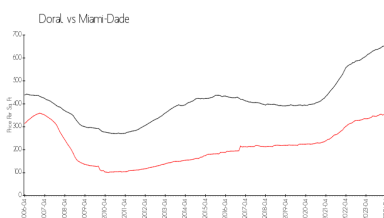
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4	967 sq ft	May 2024	\$430,000	\$445
24	967 sq ft	May 2024	\$420,000	\$434
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

## Market Information



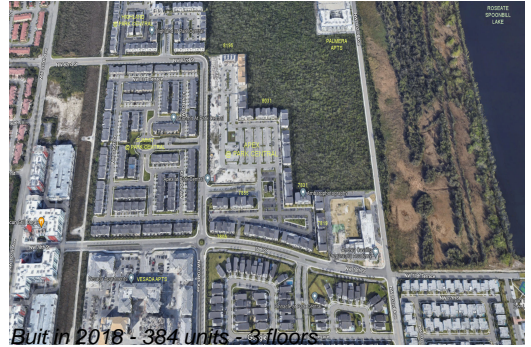
Apex at Park Central: \$420/sq. ft.  
 Doral: \$349/sq. ft.



Doral: \$349/sq. ft.  
 Miami-Dade: \$694/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	30 days
Doral	49 days
Miami-Dade	81 days