

# Unit 102 - Ibis Villas at Miami Gardens

102 - 8431-8640 NW 188 Ter, Hialeah, FL, Miami-Dade 33015

## Unit Information

MLS Number:	A11920846
Status:	Active
Size:	1,779 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Additional Spaces Available,Guest Parking
View:	
List Price:	\$535,000
List PPSF:	\$301
Valuated Price:	\$548,000
Valuated PPSF:	\$308

*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.*

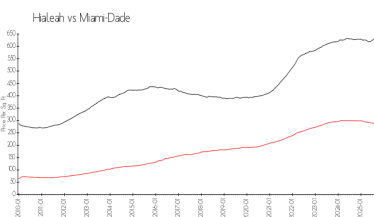
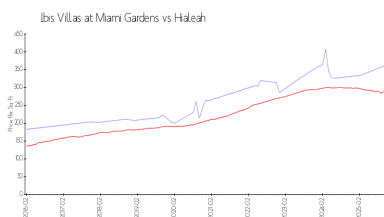
## Building Information

Number of units:	261
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
705-7	1,261 sq ft	Nov 2025	\$458,000	\$363
903-9	990 sq ft	Oct 2025	\$380,000	\$384
303-3	1,261 sq ft	Sep 2025	\$425,000	\$337
3201	1,284 sq ft	Feb 2025	\$428,000	\$333

## Market Information



Ibis Villas at Miami Gardens:	\$308/sq. ft.	Hialeah:	\$283/sq. ft.
Hialeah:	\$283/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Ibis Villas at Miami Gardens	2%
Hialeah	1%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Ibis Villas at Miami Gardens	67 days
Hialeah	52 days
Miami-Dade	77 days

