

Unit 104 - Ibis Villas at Miami Gardens

104 - 8431-8640 NW 188 Ter, Hialeah, FL, Miami-Dade 33015

Unit Information

MLS Number: A11925583
 Status: Active
 Size: 1,345 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Additional Spaces Available,Guest Parking
 View:
 List Price: \$450,000
 List PPSF: \$335
 Valuated Price: \$415,000
 Valuated PPSF: \$309

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

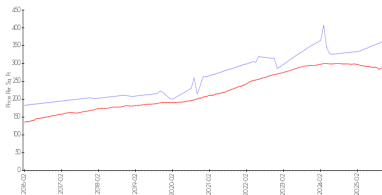
Number of units: 261
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Recent Sales

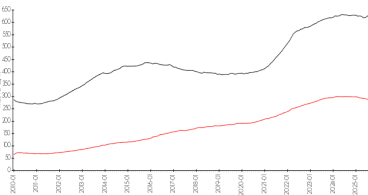
Unit #	Size	Closing Date	Sale Price	PPSF
705-7	1,261 sq ft	Nov 2025	\$458,000	\$363
903-9	990 sq ft	Oct 2025	\$380,000	\$384
303-3	1,261 sq ft	Sep 2025	\$425,000	\$337
3201	1,284 sq ft	Feb 2025	\$428,000	\$333

Market Information

Ibis Villas at Miami Gardens vs Hialeah



Hialeah vs Miami-Dade



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

