

 **PROPERTY EXPLORER**

Property Explorer Static

 Subject Property

**Property Location**

3506 W 106th Ter  
Hialeah, FL 33018

**Value Estimate**

\$825,227

**Effective Date**

5/22/2026

3506 W 106th Ter Hialeah, FL 33018 County: Miami-Dade County

### HouseCanary Value

High Confidence (93%)  
FSD: 0.07

# \$825,227

\$284/ft<sup>2</sup>

Low | High

\$770,306  
\$265/ft<sup>2</sup>

\$880,148  
\$303/ft<sup>2</sup>

### HouseCanary Rental Value

High Confidence (86%)  
FSD: 0.14

# \$4,558

\$1.57/ft<sup>2</sup>

Low | High

\$3,935  
\$1.35/ft<sup>2</sup>

\$5,181  
\$1.78/ft<sup>2</sup>

### Subject

APN # 04-2016-007-0540

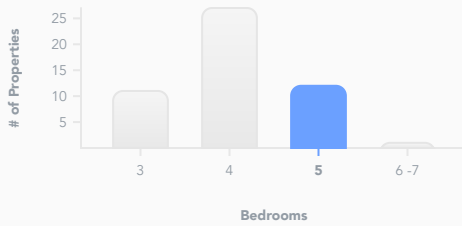
Property Type	Single Family Detached	Year Built	2018
Beds	5	Lot Size	4,366 ft <sup>2</sup>
Baths	4.5	Owner Occupied	Yes
GLA	2,909 ft <sup>2</sup>	HOA Fee	—
Sq. Ft. Above Grade	— ft <sup>2</sup>	HOA Fee Includes	—
Sq. Ft. Below Grade	— ft <sup>2</sup>	Tax Amount (Year)	\$11,609 (2025)
Condition	Excellent		

### Transaction History

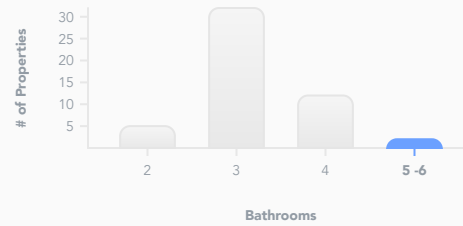
Date	Event	Type	Price	Appreciation	ADOM	Source
12/12/2018	Closed	Arms-Length	\$471,000	—	—	deed

### Subject's Comparability to Market

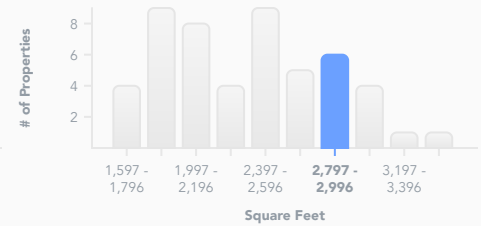
#### Bedrooms



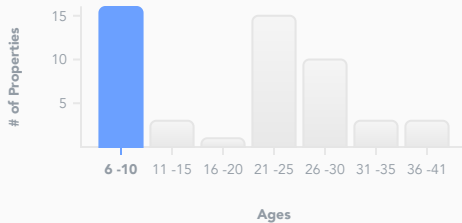
#### Bathrooms



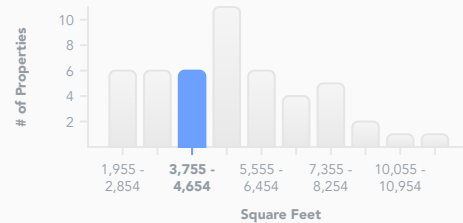
#### Square Feet



#### Age



#### Site Area

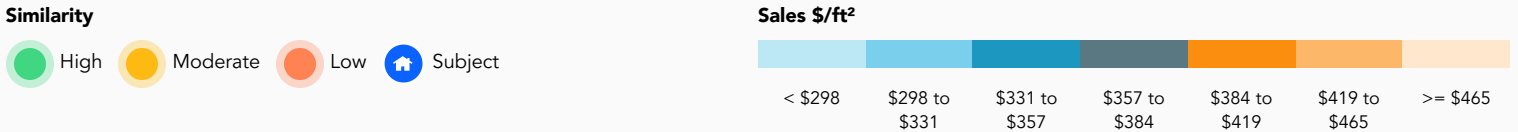
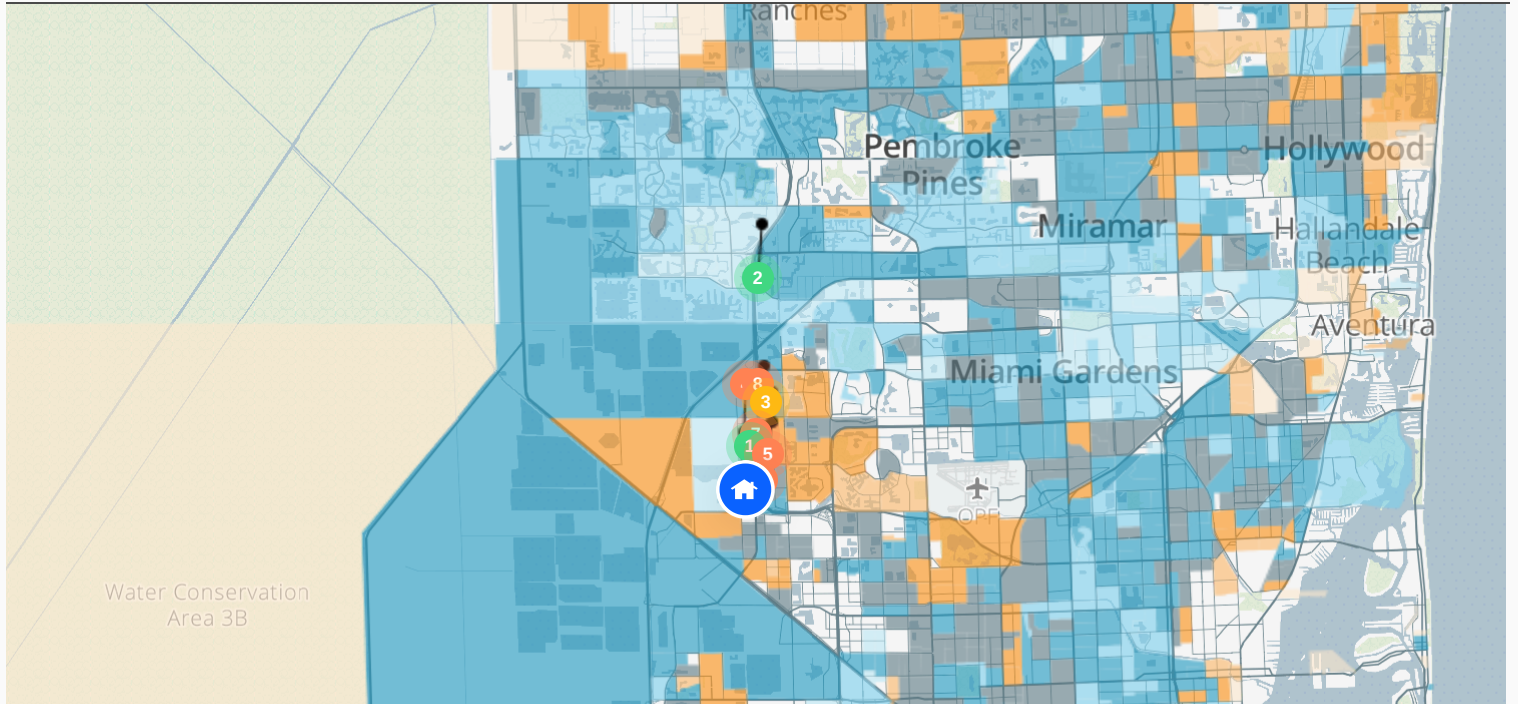


#### Legend

- Subject Property
- Nearby properties

3506 W 106th Ter Hialeah, FL 33018 County: Miami-Dade County

### HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
<span style="color: blue;">🏠</span>	<b>3506 W 106th Ter</b>	—	Closed	<b>\$471,000</b>	<b>12/12/2018</b>	<b>5</b>	<b>4.5</b>	<b>2,909 ft<sup>2</sup></b>	<b>4,366 ft<sup>2</sup></b>	<b>Single Family Detached</b>	<b>2018</b>
<span style="color: green;">1</span>	9331 W 35th Ave Hialeah, FL 33018	0.85 mi	Active	\$975,000	4/27/2026	5	3	3,316 ft <sup>2</sup>	4,792 ft <sup>2</sup>	Single Family Detached	2017
<span style="color: green;">2</span>	2152 SW 148th Ave Miramar, FL 33027	4.74 mi	Pending	\$765,000	8/28/2025	5	3	2,491 ft <sup>2</sup>	4,170 ft <sup>2</sup>	Single Family Detached	2001
<span style="color: orange;">3</span>	8891 NW 178th Ln Hialeah, FL 33018	1.28 mi	Closed	\$1,090,000	5/19/2026	4	3.5	2,878 ft <sup>2</sup>	6,472 ft <sup>2</sup>	Single Family Detached	2005
<span style="color: red;">4</span>	3465 W 110th Ter Hialeah, FL 33018	0.25 mi	Closed	\$670,000	4/20/2026	3	2.5	1,848 ft <sup>2</sup>	4,902 ft <sup>2</sup>	Single Family Detached	2020
<span style="color: red;">5</span>	8885 NW 175th St Hialeah, FL 33018	1.10 mi	Closed	\$825,000	1/22/2026	4	2.5	2,133 ft <sup>2</sup>	7,405 ft <sup>2</sup>	Single Family Detached	1999
<span style="color: red;">6</span>	16852 NW 88th Path Miami Lakes, FL 33018	0.77 mi	Closed	\$925,000	2/3/2026	4	3	2,687 ft <sup>2</sup>	12,632 ft <sup>2</sup>	Single Family Detached	2002
<span style="color: red;">7</span>	16757 NW 91st Ct Miami Lakes, FL 33018	0.58 mi	Closed	\$690,000	12/19/2025	3	2	2,135 ft <sup>2</sup>	6,000 ft <sup>2</sup>	Single Family Detached	2002
<span style="color: red;">8</span>	8994 NW 187th St Hialeah, FL 33018	1.74 mi	Closed	\$687,000	1/30/2026	3	2	1,756 ft <sup>2</sup>	6,182 ft <sup>2</sup>	Single Family Detached	1994

**3506 W 106th Ter** Hialeah, FL 33018 County: Miami-Dade County

## HouseCanary Suggested Sold &amp; Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
<b>Address</b>	3506 W 106th Ter Hialeah, FL 33018	9331 W 35th Ave Hialeah, FL 33018	2152 SW 148th Ave Miramar, FL 33027	8891 NW 178th Ln Hialeah, FL 33018	3465 W 110th Ter Hialeah, FL 33018
<b>Similarity</b>	—	● ● ● 85	● ● ● 85	● ● ● 75	● ● ● 74
<b>Distance</b>	—	0.85 mi	4.74 mi	1.28 mi	0.25 mi
<b>Sale Date</b>	12/12/2018	3/9/2017	4/16/2001	5/19/2026	4/20/2026
<b>Sale Price</b>	\$471,000	\$476,000	\$188,100	\$1,090,000	\$670,000
<b>Sale Price/ft<sup>2</sup></b>	\$162/ft <sup>2</sup>	\$144/ft <sup>2</sup>	\$75.51/ft <sup>2</sup>	\$379/ft <sup>2</sup>	\$363/ft <sup>2</sup>
<b>List Date</b>	—	4/27/2026	11/24/2024	3/5/2026	2/21/2026
<b>List Price</b>	\$—	\$975,000	\$765,000	\$1,150,000	\$675,000
<b>List Price/ft<sup>2</sup></b>	—/ft <sup>2</sup>	\$294/ft <sup>2</sup>	\$307/ft <sup>2</sup>	\$400/ft <sup>2</sup>	\$365/ft <sup>2</sup>
<b>Bedrooms</b>	5	5	5	4	3
<b>Bathrooms</b>	4.5	3	3	3.5	2.5
<b>Square Feet</b>	2,909 ft <sup>2</sup>	3,316 ft <sup>2</sup>	2,491 ft <sup>2</sup>	2,878 ft <sup>2</sup>	1,848 ft <sup>2</sup>
<b>Sq. Ft. Above Grade</b>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>
<b>Sq. Ft. Below Grade</b>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>
<b>Lot Size</b>	4,366 ft <sup>2</sup>	4,792 ft <sup>2</sup>	4,170 ft <sup>2</sup>	6,472 ft <sup>2</sup>	4,902 ft <sup>2</sup>
<b>Property Type</b>	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
<b>Year Built</b>	2018	2017	2001	2005	2020
<b>Listing Status</b>	Closed	Active	Pending	Closed	Closed
<b>Subdivision</b>	—	BONTERRA	SILVER SHORES (PARCELS A THRU G)	CENTURY GARDENS	Aquabella North
<b>Active D.O.M.</b>	—	14	278	52	58
<b>Cumulative D.O.M.</b>	—	14	544	74	58
<b>Current Value</b>	\$825,227	\$956,172	\$751,368	\$1,089,950	\$669,990
<b>Pool</b>	Unknown	No	No	Yes	No
<b>Garage Spaces</b>	—	2	2	2	1
<b>Stories</b>	2	2	2	2	2
<b>Basement</b>	Unknown	No	Unknown	Unknown	Unknown
<b>Distressed</b>	No	No	No	No	No
<b>Flip</b>	No	No	No	No	No
<b>Market Price</b>	\$471,000	\$975,000	\$765,000	\$1,090,000	\$670,000
<b>HPI Adjustment</b>	—	\$1,814	\$14,045	\$0	\$1,389
<b>HC Adjustment</b>	—	-\$102,138	\$123,354	\$58,336	\$188,107
<b>Adjusted Value</b>	—	\$874,676	\$902,399	\$1,148,336	\$859,496

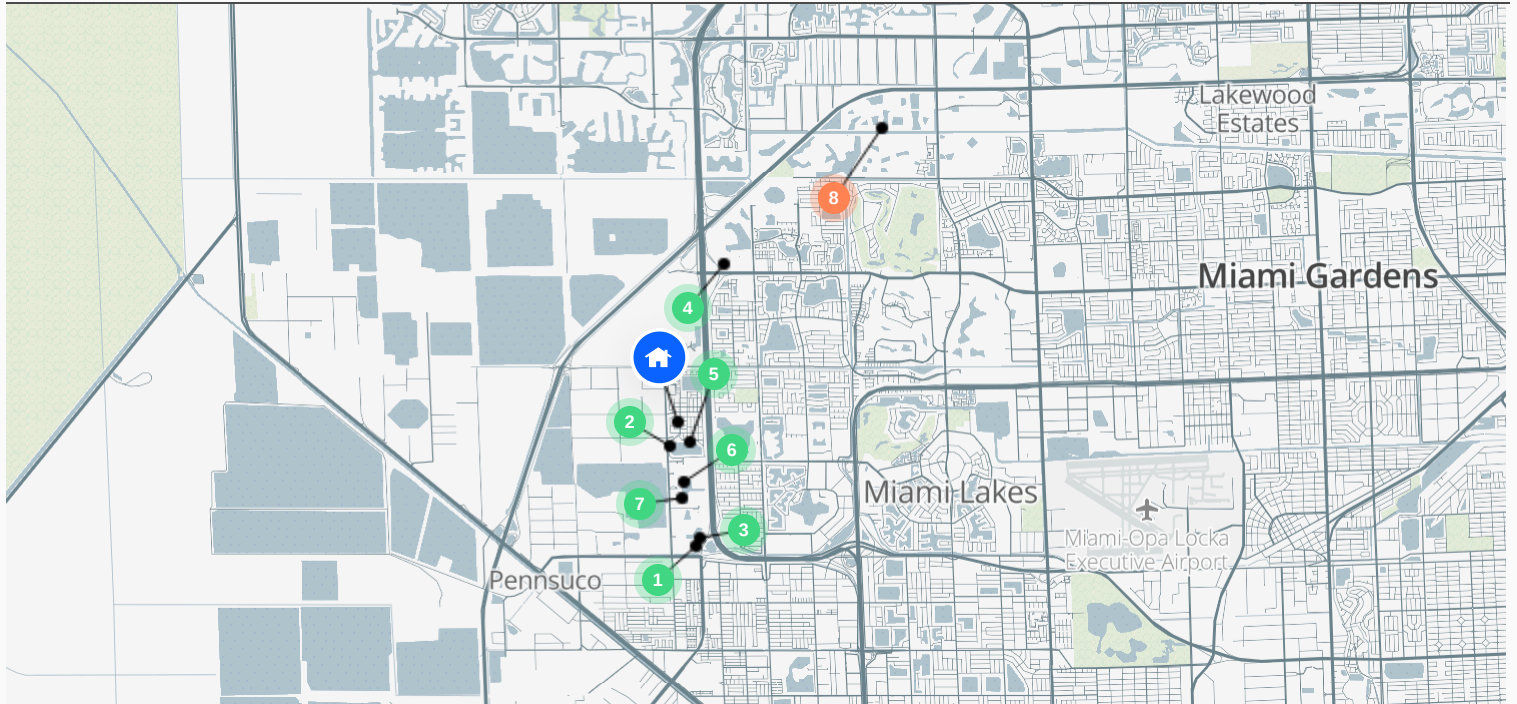
**3506 W 106th Ter** Hialeah, FL 33018 County: Miami-Dade County

## HouseCanary Suggested Sold &amp; Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
<b>Address</b>	3506 W 106th Ter Hialeah, FL 33018	8885 NW 175th St Hialeah, FL 33018	16852 NW 88th Path Miami Lakes, FL 33018	16757 NW 91st Ct Miami Lakes, FL 33018	8994 NW 187th St Hialeah, FL 33018
<b>Similarity</b>	—	<span style="color: blue;">●</span> <span style="color: gray;">●</span> <span style="color: gray;">●</span> <b>72</b>	<span style="color: blue;">●</span> <span style="color: gray;">●</span> <span style="color: gray;">●</span> <b>71</b>	<span style="color: blue;">●</span> <span style="color: gray;">●</span> <span style="color: gray;">●</span> <b>69</b>	<span style="color: blue;">●</span> <span style="color: gray;">●</span> <span style="color: gray;">●</span> <b>67</b>
<b>Distance</b>	—	1.10 mi	0.77 mi	0.58 mi	1.74 mi
<b>Sale Date</b>	12/12/2018	1/22/2026	2/3/2026	12/19/2025	1/30/2026
<b>Sale Price</b>	\$471,000	\$825,000	\$925,000	\$690,000	\$687,000
<b>Sale Price/ft<sup>2</sup></b>	\$162/ft <sup>2</sup>	\$387/ft <sup>2</sup>	\$344/ft <sup>2</sup>	\$323/ft <sup>2</sup>	\$391/ft <sup>2</sup>
<b>List Date</b>	—	8/21/2025	—	10/17/2025	9/26/2025
<b>List Price</b>	\$—	\$897,500	\$—	\$720,000	\$749,000
<b>List Price/ft<sup>2</sup></b>	—/ft <sup>2</sup>	\$421/ft <sup>2</sup>	—/ft <sup>2</sup>	\$337/ft <sup>2</sup>	\$427/ft <sup>2</sup>
<b>Bedrooms</b>	5	4	4	3	3
<b>Bathrooms</b>	4.5	2.5	3	2	2
<b>Square Feet</b>	2,909 ft <sup>2</sup>	2,133 ft <sup>2</sup>	2,687 ft <sup>2</sup>	2,135 ft <sup>2</sup>	1,756 ft <sup>2</sup>
<b>Sq. Ft. Above Grade</b>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>
<b>Sq. Ft. Below Grade</b>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>
<b>Lot Size</b>	4,366 ft <sup>2</sup>	7,405 ft <sup>2</sup>	12,632 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,182 ft <sup>2</sup>
<b>Property Type</b>	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
<b>Year Built</b>	2018	1999	2002	2002	1994
<b>Listing Status</b>	Closed	Closed	Closed	Closed	Closed
<b>Subdivision</b>	—	PALM SPRING ESTATES	SEVILLA ESTATES	GENESIS OAK GARDENS	LAKES ON THE GREEN GLYNN
<b>Active D.O.M.</b>	—	134	3	12	88
<b>Cumulative D.O.M.</b>	—	154	42	63	126
<b>Current Value</b>	\$825,227	\$821,379	\$920,855	\$685,833	\$684,016
<b>Pool</b>	Unknown	Yes	Yes	No	Yes
<b>Garage Spaces</b>	—	2	2	2	2
<b>Stories</b>	2	1	1	1	1
<b>Basement</b>	Unknown	Unknown	Unknown	Unknown	Unknown
<b>Distressed</b>	No	No	No	No	No
<b>Flip</b>	No	No	Yes	No	No
<b>Market Price</b>	\$471,000	\$825,000	\$925,000	\$690,000	\$687,000
<b>HPI Adjustment</b>	—	\$5,952	\$4,006	\$6,530	\$6,178
<b>HC Adjustment</b>	—	\$65,039	\$91,869	\$110,401	\$164,083
<b>Adjusted Value</b>	—	\$895,991	\$1,020,875	\$806,931	\$857,261


3506 W 106th Ter Hialeah, FL 33018 County: Miami-Dade County

## HouseCanary Suggested Rental Comparables



### Similarity

● High 
 ● Moderate 
 ● Low 
 ● Subject

#	Address	Distance	Rental Listing Status	Rental \$	Rental \$ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	3506 W 106th Ter	—	—	\$—/mo.	—	5	4.5	2,909 ft <sup>2</sup>	4,366 ft <sup>2</sup>	Single Family Detached	2018
<span style="color: green;">1</span>	8521 W 33rd Ave Unit 8521 Hialeah, FL 33018	1.36 mi	Closed	\$5,500/mo.	4/4/2025	5	4.5	2,759 ft <sup>2</sup>	5,118 ft <sup>2</sup>	Single Family Detached	2014
<span style="color: green;">2</span>	10149 W 35th Ln Unit 10149 Hialeah, FL 33018	0.28 mi	Closed	\$5,000/mo.	6/29/2025	5	4.5	2,909 ft <sup>2</sup>	5,361 ft <sup>2</sup>	Single Family Detached	2018
<span style="color: green;">3</span>	8655 W 33rd Ave Unit 8655 Hialeah, FL 33018	1.28 mi	Closed	\$3,900/mo.	4/5/2025	4	3	2,622 ft <sup>2</sup>	4,320 ft <sup>2</sup>	Single Family Detached	2014
<span style="color: green;">4</span>	18764 NW 89th Ct Hialeah, FL 33018	1.76 mi	Active	\$4,650/mo.	4/28/2026	4	3	2,728 ft <sup>2</sup>	4,792 ft <sup>2</sup>	Single Family Detached	1995
<span style="color: green;">5</span>	3418 W 103rd Ter Hialeah, FL 33018	0.26 mi	Closed	\$4,200/mo.	9/1/2025	4	3.5	2,642 ft <sup>2</sup>	4,246 ft <sup>2</sup>	Single Family Detached	2017
<span style="color: green;">6</span>	3466 W 97th St Unit 3466 Hialeah, FL 33018	0.65 mi	Closed	\$4,100/mo.	6/15/2024	5	3	2,733 ft <sup>2</sup>	— ft <sup>2</sup>	Single Family Detached	2017
<span style="color: green;">7</span>	9371 W 35th Ave Hialeah, FL 33018	0.83 mi	Closed	\$4,900/mo.	8/12/2024	5	3	3,316 ft <sup>2</sup>	5,000 ft <sup>2</sup>	Single Family Detached	2016
<span style="color: orange;">8</span>	4681 SW 131st Ter Miramar, FL 33027	3.81 mi	Active	\$1,100/mo.	5/8/2026	1	1	3,180 ft <sup>2</sup>	10,456 ft <sup>2</sup>	Single Family Detached	2004

3506 W 106th Ter Hialeah, FL 33018 County: Miami-Dade County


Market Risk


Risk of Decline  
**66.7%**

Risk Level  
**High**

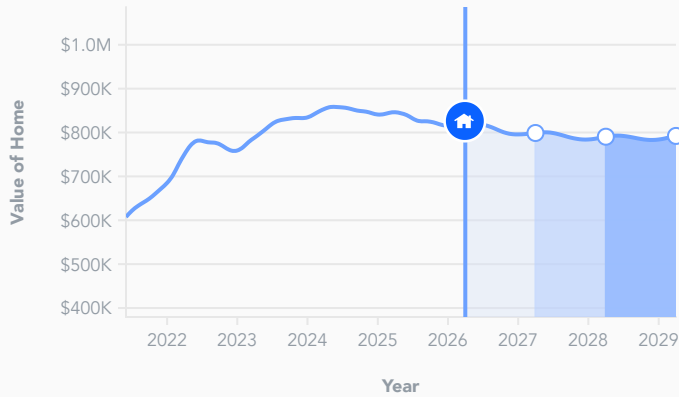
This month last year  
**51.0%**

Neighborhood & Subject Marketability

 **Insufficient Data:**  
HouseCanary data unavailable for this property at this time. We are working to improve our data each day.

 **Insufficient Data:**  
HouseCanary data unavailable for this property at this time. We are working to improve our data each day.

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	<b>-3%</b>	2 Year	<b>-4%</b>	3 Year	<b>-4%</b>
2027	<b>\$798,902</b>	2028	<b>\$790,402</b>	2029	<b>\$792,217</b>

## Glossary

<b>HouseCanary Value</b>	<p>This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value.</p> <p>Source: HouseCanary analysis</p>
<b>HouseCanary Rental Value</b>	<p>This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent.</p> <p>Source: HouseCanary analysis</p>
<b>Active</b>	<p>Active listings within a 1 year timeframe near the subject property.</p> <p>Source: Local MLS</p>
<b>Comparable Properties</b>	<p>All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics.</p> <p>Source: Public Record, HouseCanary analysis</p>
<b>Current Value</b>	<p>Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index.</p> <p>Source: Public Record, HouseCanary Automated Valuation Model</p>
<b>Days on Market</b>	<p>The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Forecast Standard Deviation (FSD)</b>	<p>A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence.</p> <p>Source: House Canary analysis</p>
<b>HouseCanary Suggested Comps</b>	<p>HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe.</p> <p>Source: HouseCanary analysis</p>
<b>MSA 1-Year Risk of Decline</b>	<p>The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Months of Supply</b>	<p>The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary.</p> <p>Source: Local MLS, HouseCanary analysis</p>

3506 W 106th Ter Hialeah, FL 33018 County: Miami-Dade County

## Glossary Continued

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### Non-Disclosure State

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming.

Source: Public Record, MLS

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### Occupancy Type

Owner occupancy indicates whether the owner of the home is the primary resident

Source: Public Record

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### Property Type

Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.

Source: Public Record

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### Similarity

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, HouseCanary analysis

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### Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, HouseCanary analysis

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## Data Sources

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HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at [support@housecanary.com](mailto:support@housecanary.com).

## Disclaimer

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