

Unit PH28 - Arlen House West

PH28 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11289949
Status:	Active
Size:	762 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$395,000
List PPSF:	\$518
Valuated Price:	\$288,000
Valuated PPSF:	\$378

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:	312
Number of active listings for rent:	0
Number of active listings for sale:	27
Building inventory for sale:	8%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

Building Association Information

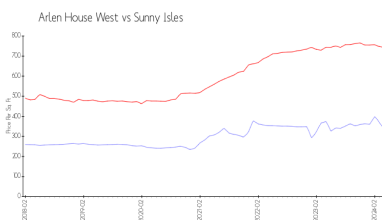
ARLEN HOUSE/ARLEN HOUSE WEST
500 Bayview Drive,
Sunny Isles Beach, FL 33160
+1 (305) 944-2348

<https://web.vertilinc.com/arlenhouse/Home.aspx>

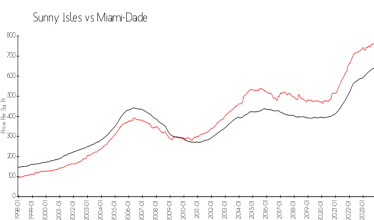
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1830	1,120 sq ft	Feb 2024	\$610,000	\$545
432	1,220 sq ft	Feb 2024	\$340,000	\$279
1728	762 sq ft	Dec 2023	\$375,000	\$492
2026	1,220 sq ft	Dec 2023	\$550,000	\$451
1824	1,220 sq ft	Dec 2023	\$415,000	\$340
531	1,350 sq ft	Dec 2023	\$337,000	\$250

Market Information



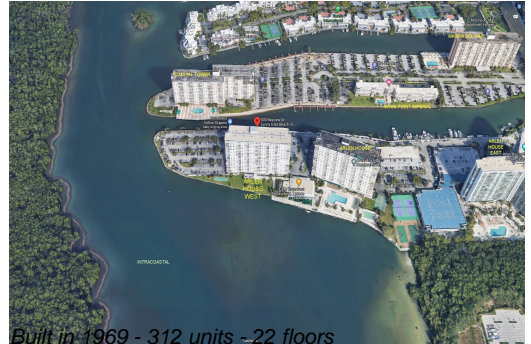
Arlen House West: \$335/sq. ft.
Sunny Isles: \$743/sq. ft.



Sunny Isles: \$743/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Arlen House West 9%



Built in 1969 - 312 units - 22 floors

Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Arlen House West	93 days
Sunny Isles	113 days
Miami-Dade	81 days