Unit 426 - Arlen House West

426 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11309152
Status:	X-Active
Size:	1,220 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	$414,500
List PPSF:	$340
Valuated Price:	$406,000
Valuated PPSF:	$333

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:	30
Building inventory for sale:	9%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

Building Association Information

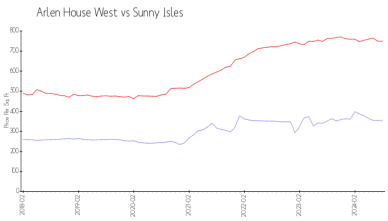
ARLEN HOUSE/ARLEN HOUSE WEST
500 Bayview Drive,
Sunny Isles Beach, FL 33160
+1 (305) 944-2348

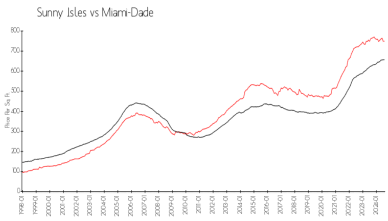
https://web.vertilinc.com/arlenhouse/Home.aspx

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
831	1,350 sq ft	Sep 2024	$380,000	$281
1722	1,295 sq ft	Sep 2024	$610,000	$471
1222	1,295 sq ft	Aug 2024	$605,000	$467
2131	1,350 sq ft	Jun 2024	$375,000	$278
526	1,220 sq ft	Jun 2024	$485,000	$398
1519	762 sq ft	Jun 2024	$275,000	$361
PH28	762 sq ft	Jun 2024	$330,000	$433

Market Information





Arlen House West:	$353/sq. ft.	Sunny Isles:	$749/sq. ft.
Sunny Isles:	$749/sq. ft.	Miami-Dade:	$696/sq. ft.

Inventory for Sale

Arlen House West	10%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Arlen House West	120 days
Sunny Isles	116 days
Miami-Dade	85 days