

Unit 426 - Arlen House West

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

Unit Information

MLS Number:	A11309152
Status:	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:	\$396,000
Valuated PPSF:	\$325

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:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

Building Association Information

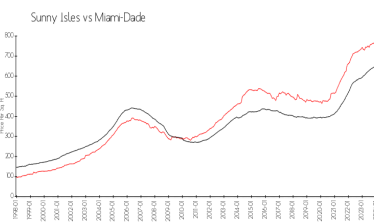
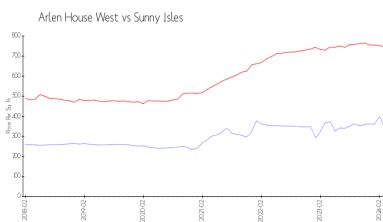
ARLEN HOUSE/ARLEN HOUSE WEST
 500 Bayview Drive,
 Sunny Isles Beach, FL 33160
 +1 (305) 944-2348

<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: \$344/sq. ft.
 Sunny Isles: \$742/sq. ft.

Sunny Isles: \$742/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Arlen House West 10%



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