

# Unit 427 - Arlen House East

427 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11326794  
 Status: Active  
 Size: 1,603 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$519,000  
 List PPSF: \$324  
 Valuated Price: \$491,000  
 Valuated PPSF: \$306

*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: 599  
 Number of active listings for rent: 25  
 Number of active listings for sale: 27  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 5

## Building Association Information

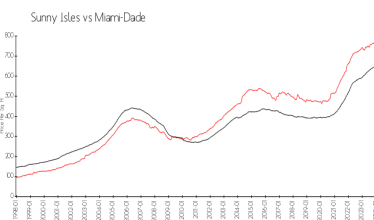
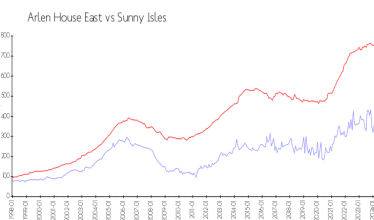
Arlen House Condominium Association  
 Office 305 944 2348  
 Front Desk 305 949 8541

<http://www.arlenhouse.info>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	1,512 sq ft	Apr 2024	\$355,000	\$235
1922	1,357 sq ft	Apr 2024	\$500,000	\$368
718	1,357 sq ft	Mar 2024	\$450,000	\$332
1604	1,521 sq ft	Mar 2024	\$640,000	\$421
PH03	1,331 sq ft	Feb 2024	\$559,000	\$420

## Market Information

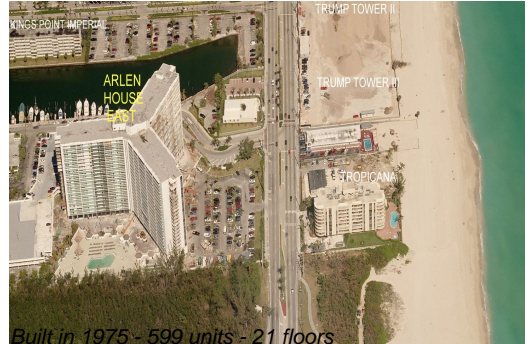


Arlen House East: \$412/sq. ft.  
 Sunny Isles: \$742/sq. ft.

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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Arlen House East 5%  
 Sunny Isles 5%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Arlen House East

89 days

Sunny Isles

114 days

Miami-Dade

81 days