

# Unit 1415 - Arlen Beach

1415 - 5701 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11337855
Status:	Active Under Contract
Size:	1,320 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$690,000
List PPSF:	\$523
Valuated Price:	\$731,000
Valuated PPSF:	\$554

*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:	255
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

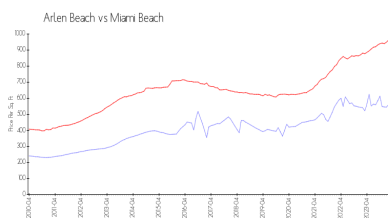
Arlen Beach Condominium Association Inc  
5701 Collins Avenue  
Miami Beach, FL 33140  
Phone: (305) 865-4711

<http://www.arlenbeach.com/arlenbeach/>

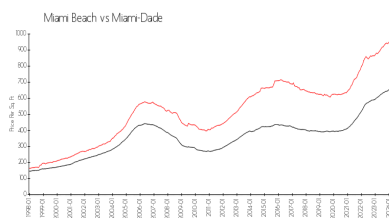
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
817	1,138 sq ft	Mar 2024	\$570,000	\$501
1505	824 sq ft	Feb 2024	\$385,000	\$467
307	824 sq ft	Jan 2024	\$360,000	\$437
PH03		Jan 2024	\$480,000	
1417	1,138 sq ft	Nov 2023	\$645,000	\$567
1211	824 sq ft	Nov 2023	\$425,000	\$516

## Market Information



Arlen Beach: \$577/sq. ft.  
Miami Beach: \$948/sq. ft.



Miami Beach: \$948/sq. ft.  
Miami-Dade: \$710/sq. ft.

## Inventory for Sale

Arlen Beach 2%



Miami Beach	4%
Miami-Dade	3%

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

Arlen Beach	185 days
Miami Beach	99 days
Miami-Dade	81 days