

Unit 1417 - Arlen House West

1417 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11457608 |
| Status: | Active |
| Size: | 762 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$295,000 |
| List PPSF: | \$387 |
| Valuated Price: | \$250,000 |
| Valuated PPSF: | \$328 |

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

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|--|-----|
| Number of units: | 312 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

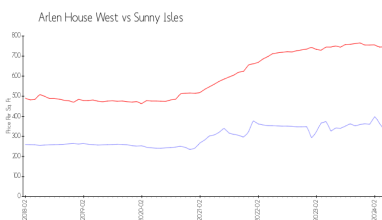
ARLEN HOUSE/ARLEN HOUSE WEST
500 Bayview Drive,
Sunny Isles Beach, FL 33160
+1 (305) 944-2348

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

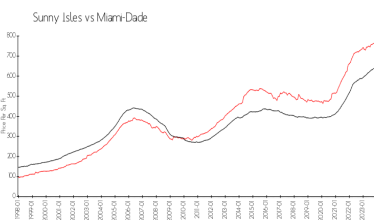
Recent Sales

| 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



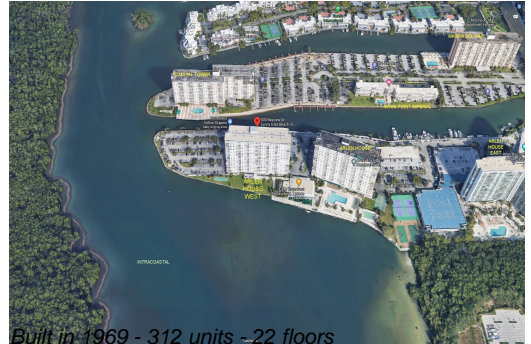
Arlen House West: \$331/sq. ft.
Sunny Isles: \$746/sq. ft.



Sunny Isles: \$746/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Arlen House West 7%



Built in 1969 - 312 units - 22 floors

| | |
|-------------|----|
| Sunny Isles | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|----------|
| Arlen House West | 96 days |
| Sunny Isles | 114 days |
| Miami-Dade | 81 days |