

# Unit 1503 - Arlen House East

1503 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11534428                       |
| Status:         | Active                          |
| Size:           | 1,331 Sq ft.                    |
| Bedrooms:       | 2                               |
| Full Bathrooms: | 2                               |
| Half Bathrooms: |                                 |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View:           |                                 |
| List Price:     | \$559,000                       |
| List PPSF:      | \$420                           |
| Valuated Price: | \$396,000                       |
| Valuated PPSF:  | \$298                           |

*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: | 24  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

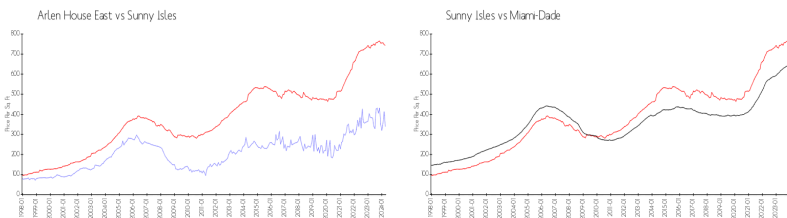
Arlen House Condominium Association  
 Office 305 944 2348  
 Front Desk 305 949 8541

<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: | \$341/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles:      | \$743/sq. ft. | Miami-Dade:  | \$698/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      | 113 days |
| Miami-Dade       | 81 days  |