

# Unit 1428 - Arlen House East

1428 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11542646
Status:	Active
Size:	1,521 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, 2 Or More Spaces
View:	
List Price:	\$630,000
List PPSF:	\$414
Valuated Price:	\$381,000
Valuated PPSF:	\$250

*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:	21
Building inventory for sale:	3%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Building Association Information

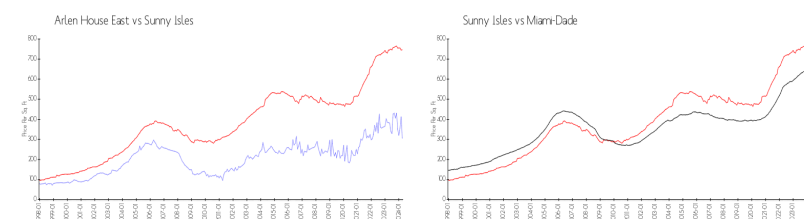
Arlen House Condominium Association  
Office 305 944 2348  
Front Desk 305 949 8541

<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

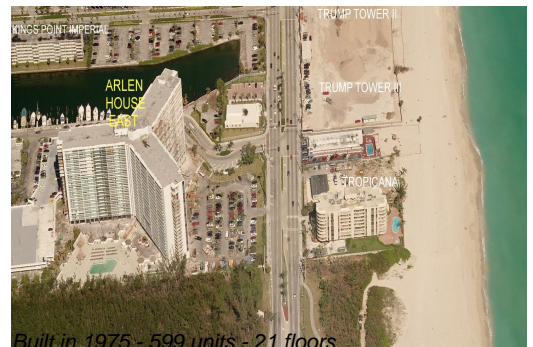
## Market Information



Arlen House East:	\$305/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Arlen House East	4%
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