

Unit 526 - Arlen House West

526 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11549519
 Status: Active Under Contract
 Size: 1,220 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$499,000
 List PPSF: \$409
 Valuated Price: \$389,000
 Valuated PPSF: \$319

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: 312
 Number of active listings for rent: 0
 Number of active listings for sale: 27
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

Building Association Information

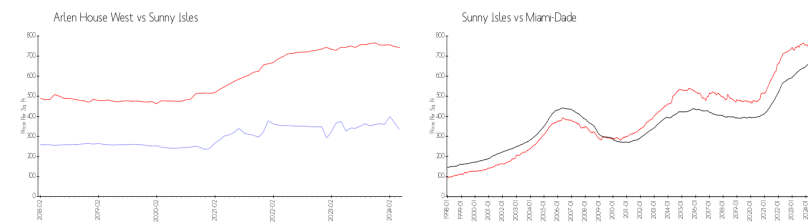
ARLEN HOUSE/ARLEN HOUSE WEST
 500 Bayview Drive,
 Sunny Isles Beach, FL 33160
 +1 (305) 944-2348

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

Recent Sales

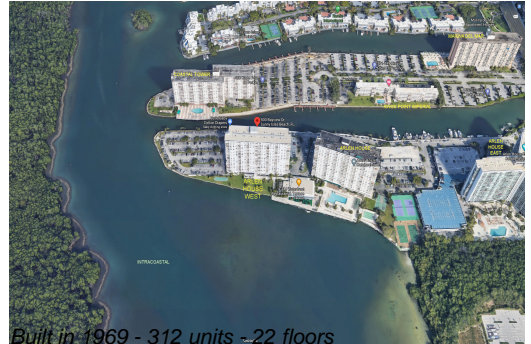
Unit #	Size	Closing Date	Sale Price	PPSF
1830	1,120 sq ft	Feb 2024	\$610,000	\$545
432	1,220 sq ft	Feb 2024	\$340,000	\$279
1728	762 sq ft	Dec 2023	\$375,000	\$492
2026	1,220 sq ft	Dec 2023	\$550,000	\$451
1824	1,220 sq ft	Dec 2023	\$415,000	\$340
531	1,350 sq ft	Dec 2023	\$337,000	\$250

Market Information



Arlen House West: \$335/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale



Arlen House West	9%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Arlen House West	93 days
Sunny Isles	113 days
Miami-Dade	81 days