

# Unit 107 - Arlen House

107 - 300 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11556732
Status:	Active
Size:	638 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$259,999
List PPSF:	\$408
Valuated Price:	\$200,000
Valuated PPSF:	\$313



*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:	20
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

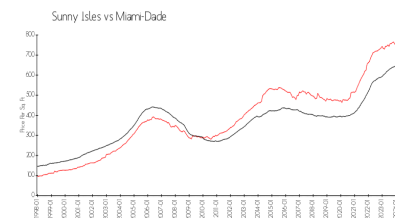
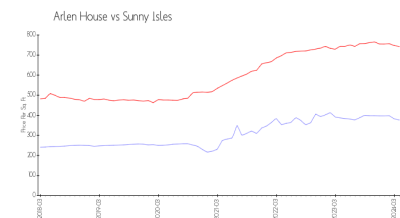
## Building Association Information

Arlen House Condominium Association  
 Address: 300 Bayview Dr - Ste A1  
 Sunny Isles Beach, FL 33160  
 Phone: +1 305-944-2348

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	590 sq ft	Mar 2024	\$242,500	\$411
1611	762 sq ft	Mar 2024	\$280,000	\$367
504	762 sq ft	Feb 2024	\$300,000	\$394
305	1,350 sq ft	Oct 2023	\$405,000	\$300
1207	1,350 sq ft	Sep 2023	\$499,000	\$370

## Market Information



Arlen House: \$377/sq. ft.  
 Sunny Isles: \$743/sq. ft.

Sunny Isles: \$743/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Arlen House	6%
Sunny Isles	5%
Miami-Dade	3%

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

Arlen House	79 days
Sunny Isles	113 days
Miami-Dade	81 days