

Unit PH10 - Arlen House

PH10 - 300 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

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|-----------------|--|
| MLS Number: | A11559417 |
| Status: | Active |
| Size: | 1,220 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Deeded Parking,Street Parking |
| View: | |
| List Price: | \$545,000 |
| List PPSF: | \$447 |
| Valuated Price: | \$537,000 |
| Valuated PPSF: | \$440 |

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: | 23 |
| Building inventory for sale: | 7% |
| 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 |

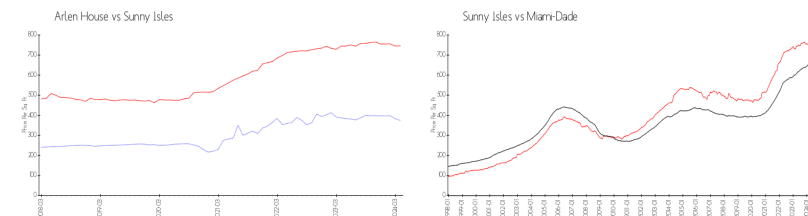
Building Association Information

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: | \$375/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles: | \$746/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Arlen House | 7% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Arlen House | 79 days |
| Sunny Isles | 114 days |
| Miami-Dade | 81 days |