

# Unit 527 - Arlen House West

527 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11572424                         |
| Status:         | Active                            |
| Size:           | 762 Sq ft.                        |
| Bedrooms:       | 1                                 |
| Full Bathrooms: | 1                                 |
| Half Bathrooms: | 1                                 |
| Parking Spaces: | 1 Space,Assigned Parking,Detached |
| View:           |                                   |
| List Price:     | \$310,000                         |
| List PPSF:      | \$407                             |
| Valuated Price: | \$232,000                         |
| Valuated PPSF:  | \$304                             |

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

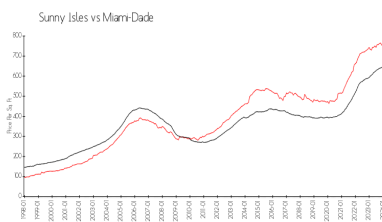
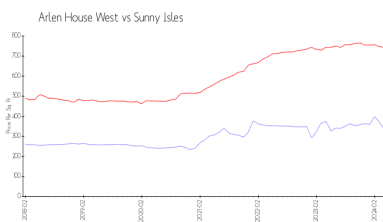
ARLEN HOUSE/ARLEN HOUSE WEST  
 500 Bayview Drive,  
 Sunny Isles Beach, FL 33160  
 +1 (305) 944-2348

<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  |