

# Unit 1722 - Arlen House West

1722 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11578758
Status:	Active
Size:	1,295 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$650,000
List PPSF:	\$502
Valuated Price:	\$494,000
Valuated PPSF:	\$381



Built in 1969 - 312 units - 22 floors

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:	6
Number of sales over the last 3 months:	4

## Building Association Information

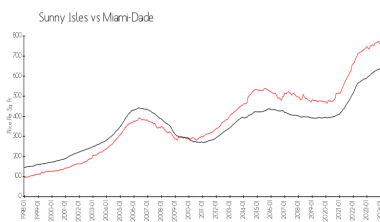
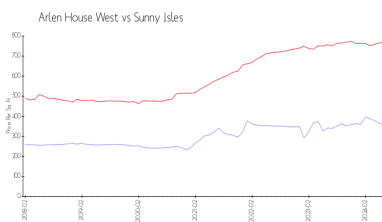
ARLEN HOUSE/ARLEN HOUSE WEST  
 500 Bayview Drive,  
 Sunny Isles Beach, FL 33160  
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<https://web.vertilinc.com/arlenhouse/Home.aspx>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2131	1,350 sq ft	Jun 2024	\$375,000	\$278
526	1,220 sq ft	Jun 2024	\$485,000	\$398
1519	762 sq ft	Jun 2024	\$275,000	\$361
PH28	762 sq ft	Jun 2024	\$330,000	\$433
1830	1,120 sq ft	Feb 2024	\$610,000	\$545
432	1,220 sq ft	Feb 2024	\$340,000	\$279

## Market Information



Arlen House West: \$355/sq. ft.  
 Sunny Isles: \$769/sq. ft.

Sunny Isles: \$769/sq. ft.  
 Miami-Dade: \$704/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	113 days
Sunny Isles	117 days
Miami-Dade	83 days