

# Unit 616 - Arlen House

616 - 300 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11594730  
 Status: Active  
 Size: 1,570 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Deeded Parking, Valet Parking  
 View:  
 List Price: \$839,000  
 List PPSF: \$534  
 Valuated Price: \$577,000  
 Valuated PPSF: \$368

*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: 25  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

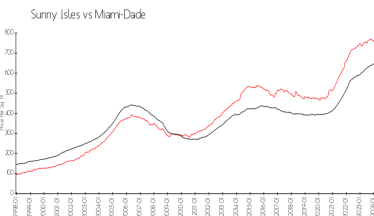
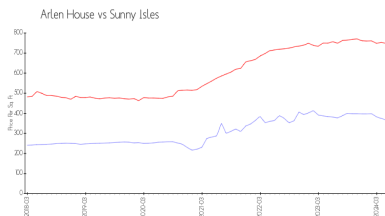
## Building Association Information

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: \$367/sq. ft.      Sunny Isles: \$748/sq. ft.  
 Sunny Isles: \$748/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Arlen House: 8%  
 Sunny Isles: 5%  
 Miami-Dade: 3%



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

Arlen House	79 days
Sunny Isles	116 days
Miami-Dade	82 days