

# Unit 509 - Arlen Beach

509 - 5701 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11596412  
 Status: Active  
 Size: 824 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$439,000  
 List PPSF: \$533  
 Valuated Price: \$459,000  
 Valuated PPSF: \$557

*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: 255  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

## Building Association Information

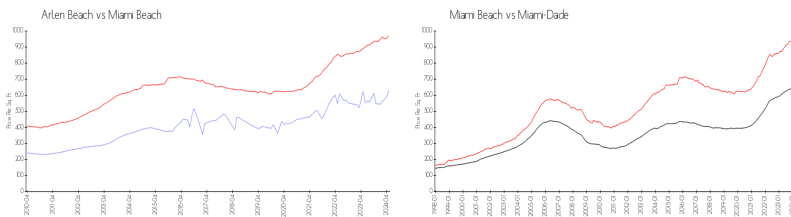
Arlen Beach Condominium Association Inc  
 5701 Collins Avenue  
 Miami Beach, FL 33140  
 Phone: (305) 865-4711

<http://www.arlenbeach.com/arlenbeach/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	824 sq ft	Jun 2024	\$400,000	\$485
514	1,070 sq ft	May 2024	\$710,000	\$664
906	824 sq ft	May 2024	\$595,000	\$722
1001	1,296 sq ft	May 2024	\$665,000	\$513
611	824 sq ft	Apr 2024	\$380,000	\$461

## Market Information



Arlen Beach: \$634/sq. ft.  
 Miami Beach: \$970/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Arlen Beach: 2%  
 Miami Beach: 4%



Miami-Dade

3%

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

Arlen Beach	148 days
Miami Beach	97 days
Miami-Dade	82 days