

# Unit 216 - Arlen House

216 - 300 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11603995  
 Status: Active  
 Size: 1,570 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$613,000  
 List PPSF: \$390  
 Valuated Price: \$547,000  
 Valuated PPSF: \$348

*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: 28  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

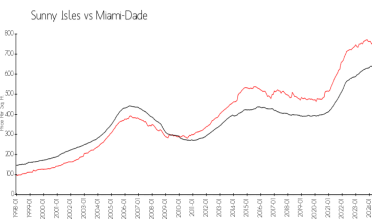
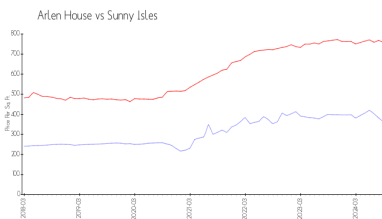
## Building Association Information

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
1808	1,220 sq ft	Aug 2024	\$400,000	\$328
614	762 sq ft	Jun 2024	\$320,000	\$420
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

## Market Information



Arlen House:	\$362/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Arlen House: 9%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Arlen House: 94 days  
 Sunny Isles: 111 days



Miami-Dade

86 days