

# Unit 1405 - Arlen House East

1405 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11605138
Status:	Active
Size:	1,603 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$879,000
List PPSF:	\$548
Valuated Price:	\$524,000
Valuated PPSF:	\$327

*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:	599
Number of active listings for rent:	25
Number of active listings for sale:	27
Building inventory for sale:	4%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Building Association Information

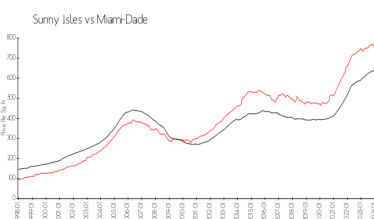
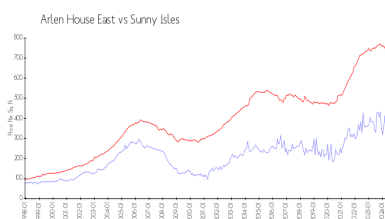
Arlen House Condominium Association  
Office 305 944 2348  
Front Desk 305 949 8541

<http://www.arlenhouse.info>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1211	991 sq ft	Jun 2024	\$435,000	\$439
429	1,331 sq ft	Jun 2024	\$365,000	\$274
604	1,512 sq ft	Apr 2024	\$355,000	\$235
1922	1,357 sq ft	Apr 2024	\$500,000	\$368
718	1,357 sq ft	Mar 2024	\$450,000	\$332
1604	1,521 sq ft	Mar 2024	\$640,000	\$421

## Market Information

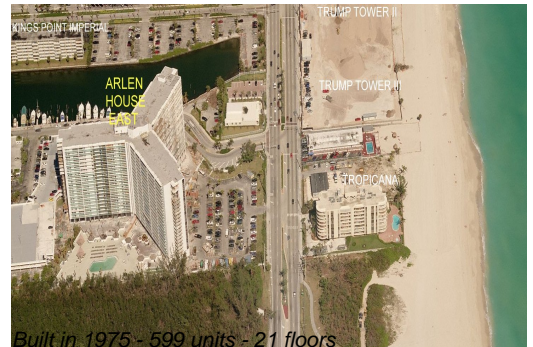


Arlen House East: \$379/sq. ft.  
Sunny Isles: \$766/sq. ft.

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Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Arlen House East	5%
Sunny Isles	5%



Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Arlen House East	84 days
Sunny Isles	115 days
Miami-Dade	82 days