

# Unit 1222 - Arlen House West

1222 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | A11610626                           |
| Status:         | Active                              |
| Size:           | 1,295 Sq ft.                        |
| Bedrooms:       | 2                                   |
| Full Bathrooms: | 2                                   |
| Half Bathrooms: |                                     |
| Parking Spaces: | 1 Space,Guest Parking,Valet Parking |
| View:           |                                     |
| List Price:     | \$645,000                           |
| List PPSF:      | \$498                               |
| Valuated Price: | \$470,000                           |
| Valuated PPSF:  | \$363                               |



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

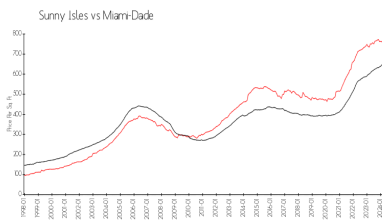
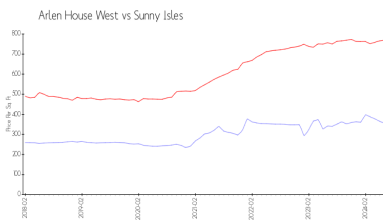
ARLEN HOUSE/ARLEN HOUSE WEST  
 500 Bayview Drive,  
 Sunny Isles Beach, FL 33160  
 +1 (305) 944-2348

<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  |