

# Unit 709 - Arlen House East

709 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11613490  
 Status: Active  
 Size: 991 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$459,995  
 List PPSF: \$464  
 Valuated Price: \$403,000  
 Valuated PPSF: \$407

*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: 25  
 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

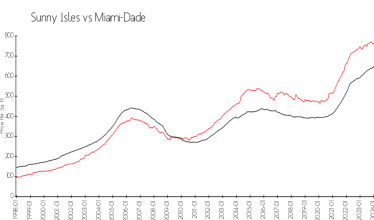
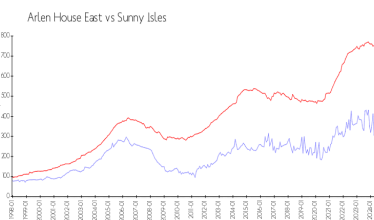
Arlen House Condominium Association  
 Office 305 944 2348  
 Front Desk 305 949 8541

<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

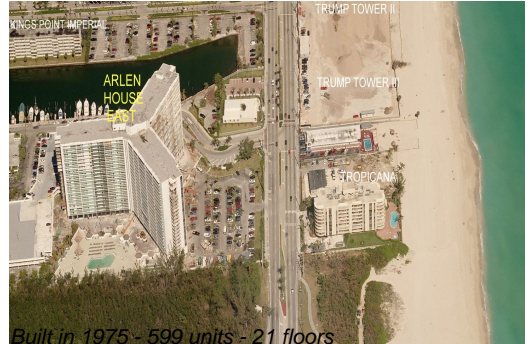


Arlen House East: \$379/sq. ft.  
 Sunny Isles: \$748/sq. ft.

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

## Inventory for Sale

Arlen House East: 4%  
 Sunny Isles: 5%



Miami-Dade

3%

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

Arlen House East

84 days

Sunny Isles

116 days

Miami-Dade

82 days