

Unit 732 - Arlen House West

732 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11616550
Status:	Active
Size:	1,295 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$499,000
List PPSF:	\$385
Valuated Price:	\$444,000
Valuated PPSF:	\$343



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:	30
Building inventory for sale:	9%
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:	5

Building Association Information

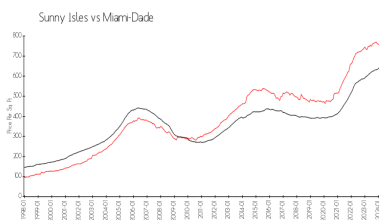
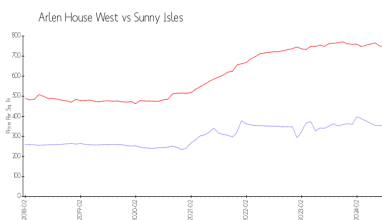
ARLEN HOUSE/ARLEN HOUSE WEST
 500 Bayview Drive,
 Sunny Isles Beach, FL 33160
 +1 (305) 944-2348

<https://web.vertilinc.com/arlenhouse/Home.aspx>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1722	1,295 sq ft	Sep 2024	\$610,000	\$471
1222	1,295 sq ft	Aug 2024	\$605,000	\$467
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

Market Information



Arlen House West: \$353/sq. ft.
 Sunny Isles: \$749/sq. ft.

Sunny Isles: \$749/sq. ft.
 Miami-Dade: \$696/sq. ft.

Inventory for Sale

Arlen House West 10%

Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Arlen House West	122 days
Sunny Isles	116 days
Miami-Dade	84 days