

Unit 826 - Arlen House West

826 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11632631
 Status: Active
 Size: 1,220 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking
 View:
 List Price: \$499,000
 List PPSF: \$409
 Valuated Price: \$403,000
 Valuated PPSF: \$330

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: 32
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Building Association Information

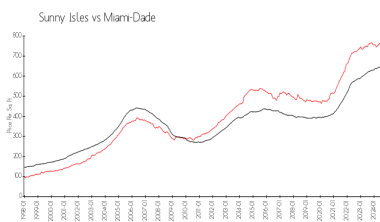
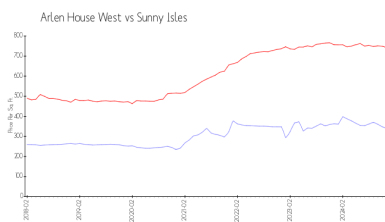
ARLEN HOUSE/ARLEN HOUSE WEST
 500 Bayview Drive,
 Sunny Isles Beach, FL 33160
 +1 (305) 944-2348

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1632	1,295 sq ft	Jan 2025	\$433,000	\$334
831	1,350 sq ft	Sep 2024	\$380,000	\$281
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: \$336/sq. ft.
 Sunny Isles: \$742/sq. ft.

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 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Arlen House West: 10%
 Sunny Isles: 7%



Miami-Dade

5%

Avg. Time to Close Over Last 12 Months

Arlen House West

116 days

Sunny Isles

117 days

Miami-Dade

91 days