

# Unit 1521 - Arlen House West

1521 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11650811  
 Status: Active  
 Size: 1,350 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$499,000  
 List PPSF: \$370  
 Valuated Price: \$501,000  
 Valuated PPSF: \$371

*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: 31  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

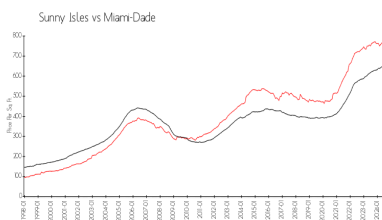
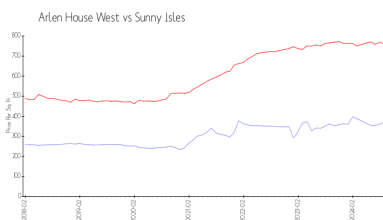
ARLEN HOUSE/ARLEN HOUSE WEST  
 500 Bayview Drive,  
 Sunny Isles Beach, FL 33160  
 +1 (305) 944-2348

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

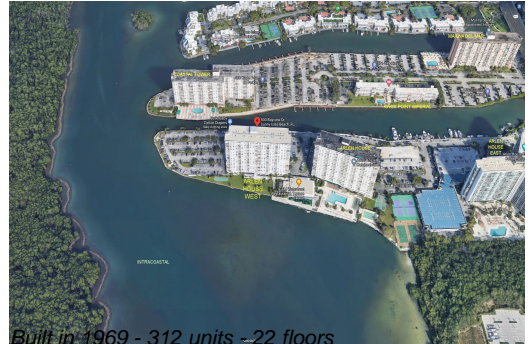


Arlen House West: \$370/sq. ft.  
 Sunny Isles: \$757/sq. ft.

Sunny Isles: \$757/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Arlen House West: 10%  
 Sunny Isles: 7%



Miami-Dade 4%

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

Arlen House West	123 days
Sunny Isles	111 days
Miami-Dade	86 days