

# Unit 231 - Arlen House West

231 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11653551  
 Status: Active  
 Size: 1,350 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$475,000  
 List PPSF: \$352  
 Valuated Price: \$400,000  
 Valuated PPSF: \$296

*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

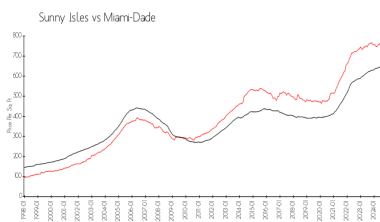
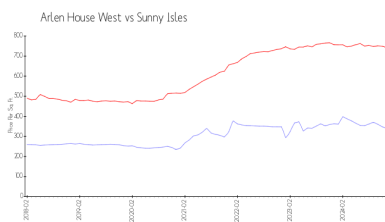
ARLEN HOUSE/ARLEN HOUSE WEST  
 500 Bayview Drive,  
 Sunny Isles Beach, FL 33160  
 +1 (305) 944-2348

<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.

Sunny Isles: \$742/sq. ft.  
 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

116 days

Miami-Dade

90 days