

# Unit 1012 - Arlen House

1012 - 300 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11657646
Status:	Active
Size:	762 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Street Parking,Valet Parking
View:	
List Price:	\$349,900
List PPSF:	\$459
Valuated Price:	\$287,000
Valuated PPSF:	\$377

*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:	28
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

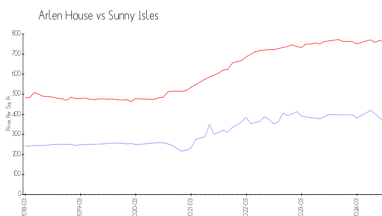
## Building Association Information

Arlen House Condominium Association  
Address: 300 Bayview Dr - Ste A1  
Sunny Isles Beach, FL 33160  
Phone: +1 305-944-2348

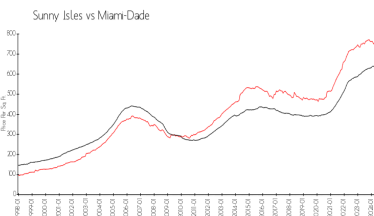
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1808	1,220 sq ft	Aug 2024	\$400,000	\$328
614	762 sq ft	Jun 2024	\$320,000	\$420
102	590 sq ft	Mar 2024	\$242,500	\$411
1611	762 sq ft	Mar 2024	\$280,000	\$367
504	762 sq ft	Feb 2024	\$300,000	\$394

## Market Information



Arlen House: \$362/sq. ft.  
Sunny Isles: \$757/sq. ft.



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

## Inventory for Sale

Arlen House	9%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Arlen House	94 days
Sunny Isles	112 days



