

# Unit 1521 - Arlen House East

1521 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11659215  
 Status: Active  
 Size: 1,357 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View:  
 List Price: \$648,000  
 List PPSF: \$478  
 Valuated Price: \$413,000  
 Valuated PPSF: \$304

*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: 599  
 Number of active listings for rent: 25  
 Number of active listings for sale: 28  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

## Building Association Information

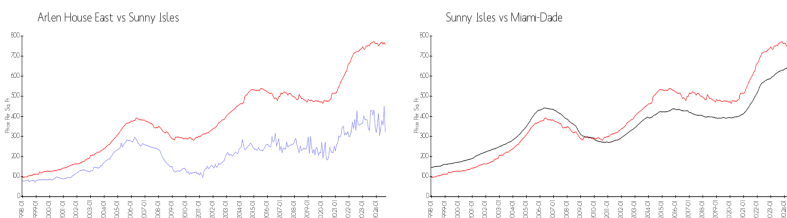
Arlen House Condominium Association  
 Office 305 944 2348  
 Front Desk 305 949 8541

<http://www.arlenhouse.info>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
924	1,357 sq ft	Nov 2024	\$392,000	\$289
1529	1,331 sq ft	Nov 2024	\$490,000	\$368
709	991 sq ft	Oct 2024	\$415,000	\$419
620	991 sq ft	Sep 2024	\$300,000	\$303
1916	1,603 sq ft	Aug 2024	\$870,000	\$543

## Market Information



Arlen House East: \$319/sq. ft.  
 Sunny Isles: \$757/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Arlen House East: 5%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Arlen House East  
Sunny Isles  
Miami-Dade

84 days  
111 days  
86 days