

Unit 931 - Arlen House West

931 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11688724
 Status: Active
 Size: 1,350 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View:
 List Price: \$437,500
 List PPSF: \$324
 Valuated Price: \$472,000
 Valuated PPSF: \$350

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

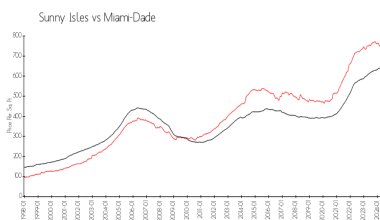
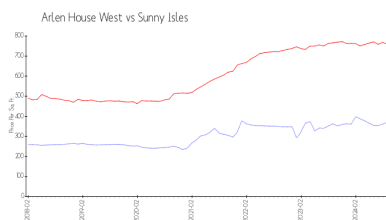
ARLEN HOUSE/ARLEN HOUSE WEST
 500 Bayview Drive,
 Sunny Isles Beach, FL 33160
 +1 (305) 944-2348

<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

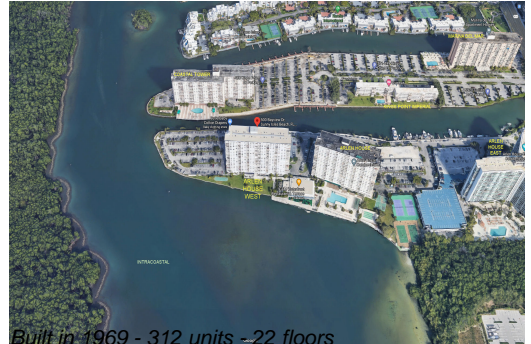


Arlen House West: \$370/sq. ft.
 Sunny Isles: \$757/sq. ft.

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	136 days
Sunny Isles	112 days
Miami-Dade	86 days