

# Unit 416 - Arlen House

416 - 300 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11697241  
 Status: Active  
 Size: 1,570 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$699,000  
 List PPSF: \$445  
 Valuated Price: \$558,000  
 Valuated PPSF: \$355

*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

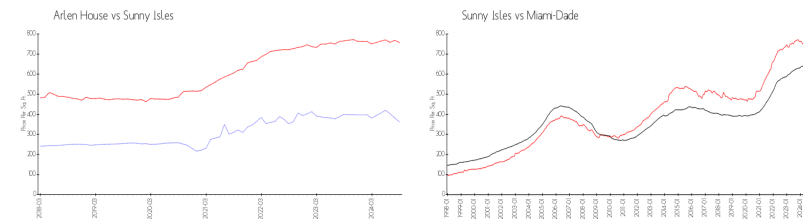
## Building Association Information

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.  
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 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  
Miami-Dade

112 days  
86 days