

# Unit 825 - Arlen House East

825 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11781335
Status:	Active
Size:	1,357 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$769,990
List PPSF:	\$567
Valuated Price:	\$441,000
Valuated PPSF:	\$325

*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:	51
Building inventory for sale:	8%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	6

## Building Association Information

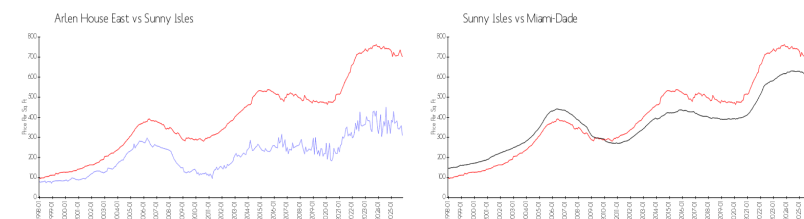
Arlen House Condominium Association  
Office 305 944 2348  
Front Desk 305 949 8541

<https://www.arlenhouse.info>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1005	1,603 sq ft	Nov 2025	\$465,000	\$290
1223	991 sq ft	Nov 2025	\$345,000	\$348
423	991 sq ft	Nov 2025	\$262,250	\$265
1502	991 sq ft	Oct 2025	\$324,000	\$327
1530	991 sq ft	Oct 2025	\$315,000	\$318
1026	1,521 sq ft	Oct 2025	\$585,000	\$385

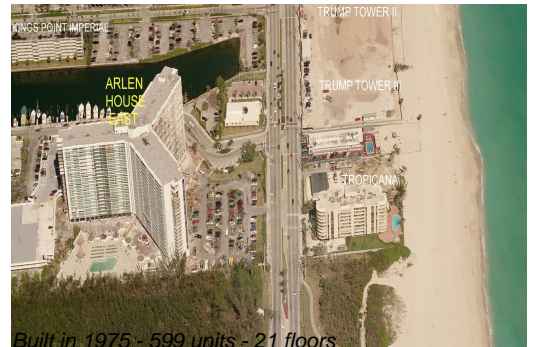
## Market Information



Arlen House East:	\$311/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

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



**Avg. Time to Close Over Last 12 Months**

Arlen House East	95 days
Sunny Isles	113 days
Miami-Dade	77 days