

Unit 604 - Arlen House East

604 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11796503 |
| Status: | Active Under Contract |
| Size: | 1,521 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking |
| View: | |
| List Price: | \$625,000 |
| List PPSF: | \$411 |
| Valuated Price: | \$377,000 |
| Valuated PPSF: | \$248 |

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

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|--|-----|
| 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

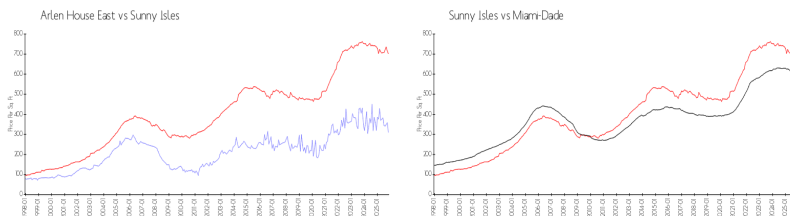
Arlen House Condominium Association
Office 305 944 2348
Front Desk 305 949 8541

<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

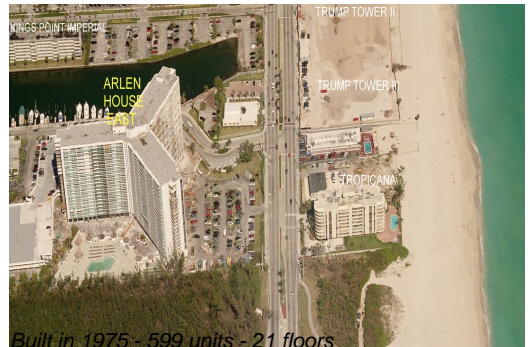


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|-------------------|---------------|--------------|---------------|
| Arlen House East: | \$311/sq. ft. | Sunny Isles: | \$702/sq. ft. |
| Sunny Isles: | \$702/sq. ft. | Miami-Dade: | \$668/sq. ft. |

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 |