

# Unit 1405 - Arlen House East

1405 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11829875  
Status: Active  
Size: 1,603 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
List Price: \$829,000  
List PPSF: \$517  
Valuated Price: \$430,000  
Valuated PPSF: \$268

*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: 23  
Number of sales over the last 6 months: 13  
Number of sales over the last 3 months: 6

## Building Association Information

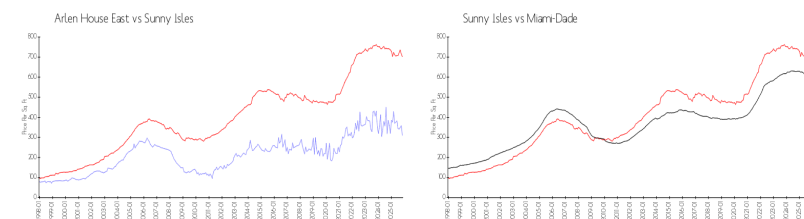
Arlen House Condominium Association  
Office 305 944 2348  
Front Desk 305 949 8541

<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.  
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