

# Unit 709 - Arlen Beach

709 - 5701 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11885337  
 Status: Active  
 Size: 824 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:  
 List Price: \$450,000  
 List PPSF: \$546  
 Valuated Price: \$446,000  
 Valuated PPSF: \$541

*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: 255  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

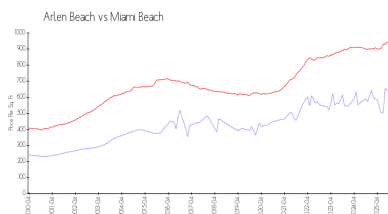
Arlen Beach Condominium Association Inc  
 5701 Collins Avenue  
 Miami Beach, FL 33140  
 Phone: (305) 865-4711

<https://www.arlenbeach.com/arlenbeach/>

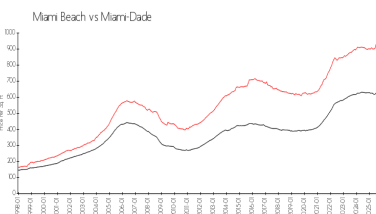
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
712	1,031 sq ft	Nov 2025	\$684,000	\$663
1611	824 sq ft	Oct 2025	\$480,000	\$583
503	824 sq ft	Oct 2025	\$485,000	\$589
812	1,031 sq ft	Aug 2025	\$650,000	\$630
1111	824 sq ft	Jul 2025	\$290,000	\$352
915	1,320 sq ft	Jul 2025	\$580,000	\$439

## Market Information



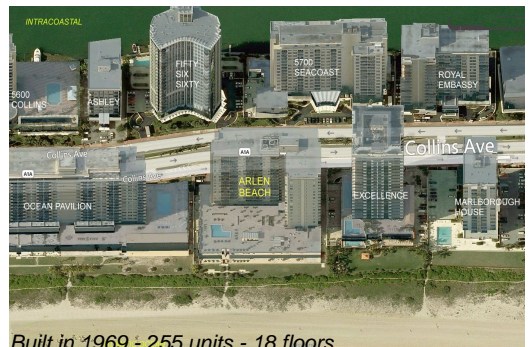
Arlen Beach: \$605/sq. ft.  
 Miami Beach: \$939/sq. ft.



Miami Beach: \$939/sq. ft.  
 Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Arlen Beach: 2%  
 Miami Beach: 4%  
 Miami-Dade: 4%



Built in 1969 - 255 units - 18 floors

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

Arlen Beach	84 days
Miami Beach	94 days
Miami-Dade	77 days