

# Unit 526 - Arlen House East

526 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11890533  
 Status: Active  
 Size: 1,521 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$540,000  
 List PPSF: \$355  
 Valuated Price: \$498,000  
 Valuated PPSF: \$327

*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: 48  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 7

## Building Association Information

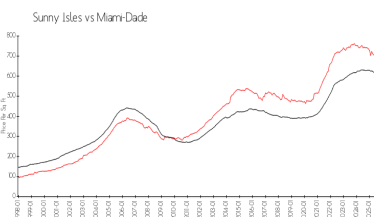
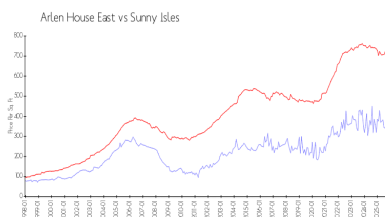
Arlen House Condominium Association  
 Office 305 944 2348  
 Front Desk 305 949 8541

<https://www.arlenhouse.info>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 604    | 1,521 sq ft | Dec 2025     | \$600,000  | \$394 |
| 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

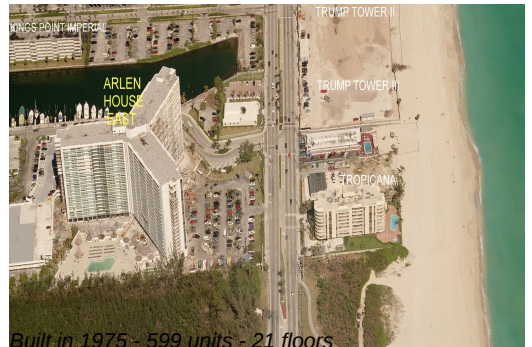


Arlen House East: \$311/sq. ft.  
 Sunny Isles: \$702/sq. ft.

Sunny Isles: \$702/sq. ft.  
 Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Arlen House East: 8%  
 Sunny Isles: 6%  
 Miami-Dade: 4%



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

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