

Unit 425 - Arlen House East

425 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11906905
Status: Active
Size: 1,357 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking, Rv/Boat Parking, Street Parking, Valet Parking

View:
List Price: \$420,000
List PPSF: \$310
Valuated Price: \$424,000
Valuated PPSF: \$312

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

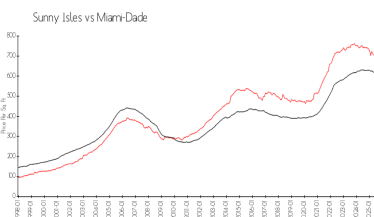
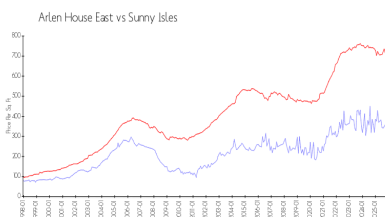
Arlen House Condominium Association
Office 305 944 2348
Front Desk 305 949 8541

<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.

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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