

# Unit PH-10 - Arlen Beach

PH-10 - 5701 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11912590
Status:	Active
Size:	824 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$639,900
List PPSF:	\$777
Valuated Price:	\$616,000
Valuated PPSF:	\$748

*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

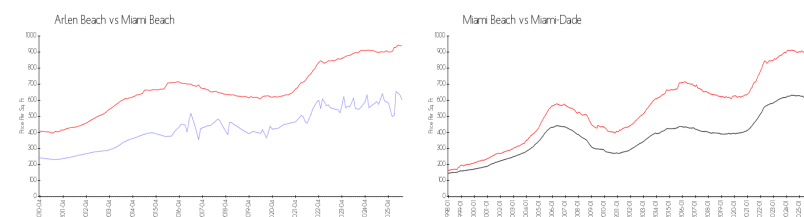
Arlen Beach Condominium Association Inc  
5701 Collins Avenue  
Miami Beach, FL 33140  
Phone: (305) 865-4711

<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.

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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