

# Unit 228 - Arlen House East

228 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11931316        |
| Status:         | Active           |
| Size:           | 1,521 Sq ft.     |
| Bedrooms:       | 2                |
| Full Bathrooms: | 2                |
| Half Bathrooms: | 0                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$499,000        |
| List PPSF:      | \$328            |
| Valuated Price: | \$345,000        |
| Valuated PPSF:  | \$227            |

*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

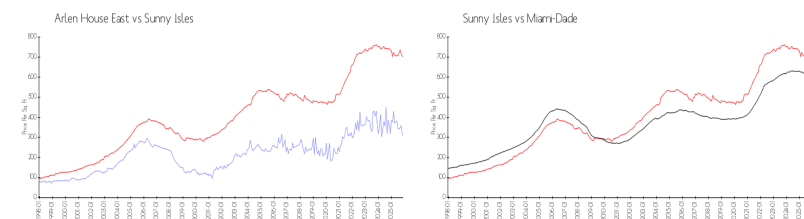
Arlen House Condominium Association  
Office 305 944 2348  
Front Desk 305 949 8541

<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  |