

# Unit 2023 - Arlen House West

2023 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10492990
Status:	Active
Size:	1,220 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$389,000
List PPSF:	\$319
Valuated Price:	\$422,000
Valuated PPSF:	\$346

*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:	312
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

## Building Association Information

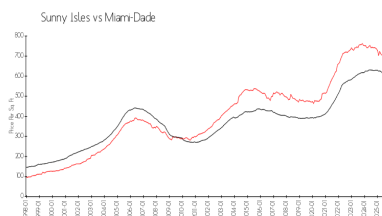
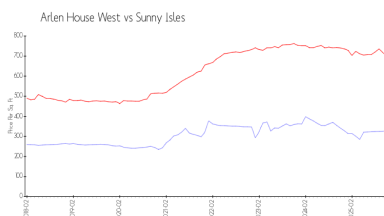
ARLEN HOUSE/ARLEN HOUSE WEST  
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Sunny Isles Beach, FL 33160  
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<https://web.vertilinc.com/arlenhouse/Home.aspx>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
732	1,295 sq ft	Dec 2025	\$373,000	\$288
118	598 sq ft	Nov 2025	\$215,000	\$360
1921	1,350 sq ft	Oct 2025	\$400,000	\$296
1419	762 sq ft	Oct 2025	\$195,000	\$256
517	762 sq ft	Sep 2025	\$190,000	\$249

## Market Information



Arlen House West:	\$328/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Arlen House West	5%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Arlen House West  
Sunny Isles  
Miami-Dade

98 days  
113 days  
77 days