

Unit 208 - Arlen House

208 - 300 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	RX-10998032
Status:	Active
Size:	1,220 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered
View:	Bay,City,Intracoastal,Pool
List Price:	\$450,000
List PPSF:	\$369
Valuated Price:	\$411,000
Valuated PPSF:	\$337

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:	31
Building inventory for sale:	9%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

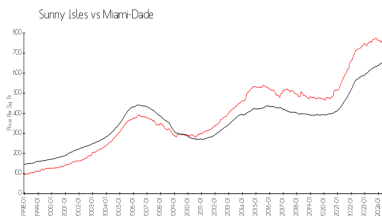
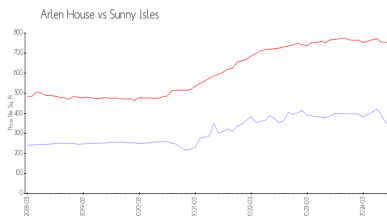
Building Association Information

Arlen House Condominium Association
 Address: 300 Bayview Dr - Ste A1
 Sunny Isles Beach, FL 33160
 Phone: +1 305-944-2348

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1808	1,220 sq ft	Aug 2024	\$400,000	\$328
614	762 sq ft	Jun 2024	\$320,000	\$420
102	590 sq ft	Mar 2024	\$242,500	\$411
1611	762 sq ft	Mar 2024	\$280,000	\$367
504	762 sq ft	Feb 2024	\$300,000	\$394

Market Information



Arlen House: \$350/sq. ft.
 Sunny Isles: \$753/sq. ft.

Sunny Isles: \$753/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

Arlen House	10%
Sunny Isles	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Arlen House	84 days
Sunny Isles	114 days
Miami-Dade	84 days