

Unit 1521 - Arlen House West

1521 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	RX-11122539
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Guest
View:	Canal,Intracoastal,Ocean
List Price:	\$490,000
List PPSF:	\$363
Valuated Price:	\$444,000
Valuated PPSF:	\$329

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:	4

Building Association Information

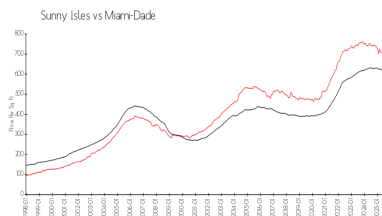
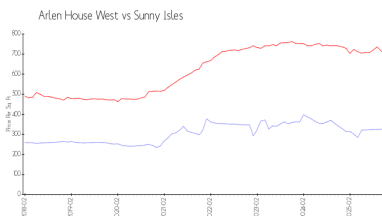
ARLEN HOUSE/ARLEN HOUSE WEST
500 Bayview Drive,
Sunny Isles Beach, FL 33160
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<https://web.vertilinc.com/arlenhouse/Home.aspx>

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	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Arlen House West
Sunny Isles
Miami-Dade

99 days
113 days
77 days