

# Unit PH6 - Arlen House

PH6 - 300 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11309805
Status:	Active
Size:	1,570 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$699,000
List PPSF:	\$445
Valuated Price:	\$691,000
Valuated PPSF:	\$440

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:	23
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

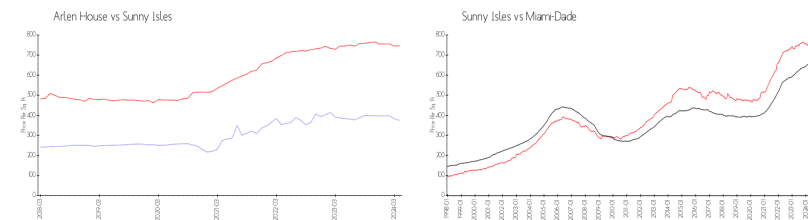
## Building Association Information

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
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
305	1,350 sq ft	Oct 2023	\$405,000	\$300
1207	1,350 sq ft	Sep 2023	\$499,000	\$370

## Market Information



Arlen House:	\$375/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Arlen House	7%
Sunny Isles	5%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Arlen House	79 days
Sunny Isles	113 days
Miami-Dade	81 days