

# Unit 1632 - Arlen House West

1632 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11424025
Status:	Active
Size:	1,295 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$470,000
List PPSF:	\$363
Valuated Price:	\$456,000
Valuated PPSF:	\$352



*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:	22
Building inventory for sale:	7%
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:	1

## Building Association Information

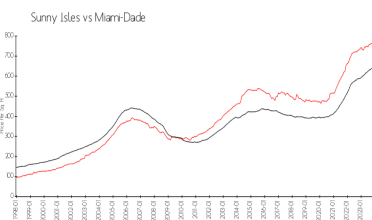
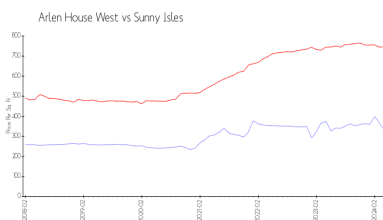
ARLEN HOUSE/ARLEN HOUSE WEST  
 500 Bayview Drive,  
 Sunny Isles Beach, FL 33160  
 +1 (305) 944-2348

<https://web.vertilinc.com/arlenhouse/Home.aspx>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1830	1,120 sq ft	Feb 2024	\$610,000	\$545
432	1,220 sq ft	Feb 2024	\$340,000	\$279
1728	762 sq ft	Dec 2023	\$375,000	\$492
2026	1,220 sq ft	Dec 2023	\$550,000	\$451
1824	1,220 sq ft	Dec 2023	\$415,000	\$340
531	1,350 sq ft	Dec 2023	\$337,000	\$250

## Market Information



Arlen House West: \$331/sq. ft.  
 Sunny Isles: \$746/sq. ft.

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

## Inventory for Sale

Arlen House West 7%

Sunny Isles	5%
Miami-Dade	3%

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

Arlen House West	96 days
Sunny Isles	113 days
Miami-Dade	81 days