

Unit 520 - Arlen House East

520 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11485183 |
| Status: | Active |
| Size: | 991 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space, Valet Parking |
| View: | |
| List Price: | \$474,000 |
| List PPSF: | \$478 |
| Valuated Price: | \$283,000 |
| Valuated PPSF: | \$286 |

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

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|--|-----|
| Number of units: | 599 |
| Number of active listings for rent: | 25 |
| Number of active listings for sale: | 21 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 24 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

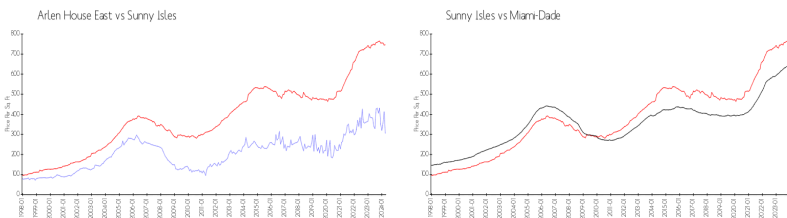
Arlen House Condominium Association
 Office 305 944 2348
 Front Desk 305 949 8541

<http://www.arlenhouse.info>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 604 | 1,512 sq ft | Apr 2024 | \$355,000 | \$235 |
| 1922 | 1,357 sq ft | Apr 2024 | \$500,000 | \$368 |
| 718 | 1,357 sq ft | Mar 2024 | \$450,000 | \$332 |
| 1604 | 1,521 sq ft | Mar 2024 | \$640,000 | \$421 |
| PH03 | 1,331 sq ft | Feb 2024 | \$559,000 | \$420 |

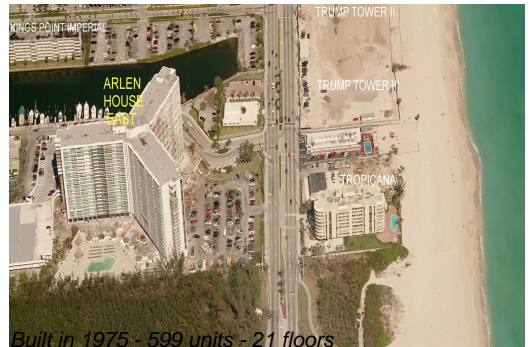
Market Information



| | | | |
|-------------------|---------------|--------------|---------------|
| Arlen House East: | \$305/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles: | \$746/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Arlen House East | 4% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|------------------|----------|
| Arlen House East | 89 days |
| Sunny Isles | 113 days |
| Miami-Dade | 81 days |