

Unit PH31 - Arlen House East

PH31 - 100 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11504342
Status:	Active
Size:	1,357 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$719,000
List PPSF:	\$530
Valuated Price:	\$405,000
Valuated PPSF:	\$298

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:	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

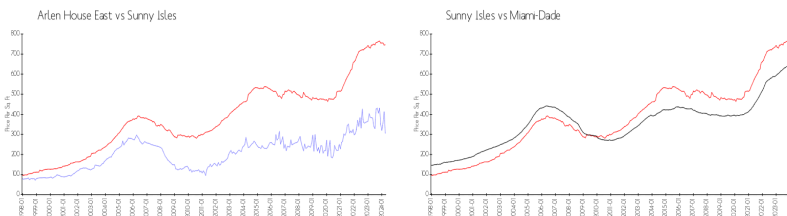
Arlen House Condominium Association
Office 305 944 2348
Front Desk 305 949 8541

<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

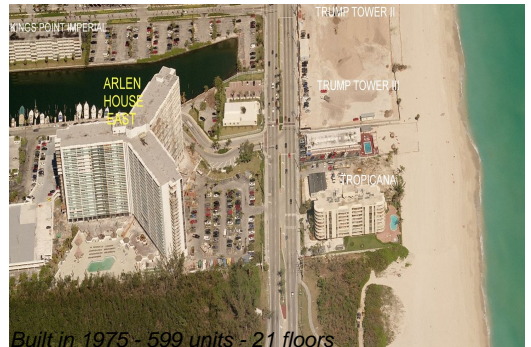


Arlen House East: \$305/sq. ft.
Sunny Isles: \$746/sq. ft.

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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