

# Unit 1614 - Arlen Beach

1614 - 5701 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11552478  
 Status: Active  
 Size: 1,070 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$840,000  
 List PPSF: \$785  
 Valuated Price: \$663,000  
 Valuated PPSF: \$620

*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: 255  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

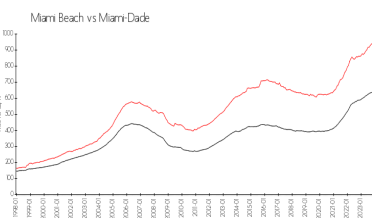
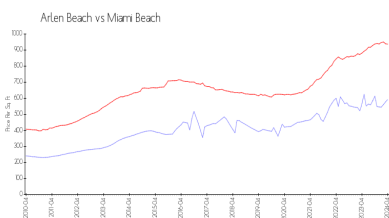
Arlen Beach Condominium Association Inc  
 5701 Collins Avenue  
 Miami Beach, FL 33140  
 Phone: (305) 865-4711

<http://www.arlenbeach.com/arlenbeach/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	1,296 sq ft	May 2024	\$665,000	\$513
611	824 sq ft	Apr 2024	\$380,000	\$461
817	1,138 sq ft	Mar 2024	\$570,000	\$501
1505	824 sq ft	Feb 2024	\$385,000	\$467
307	824 sq ft	Jan 2024	\$360,000	\$437
PH03		Jan 2024	\$480,000	

## Market Information



Arlen Beach: \$593/sq. ft.      Miami Beach: \$937/sq. ft.  
 Miami Beach: \$937/sq. ft.      Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Arlen Beach 2%



Miami Beach	4%
Miami-Dade	3%

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

Arlen Beach	208 days
Miami Beach	97 days
Miami-Dade	81 days