

# Unit 605 - Arlen House

605 - 300 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11568250                             |
| Status:         | Active                                |
| Size:           | 1,350 Sq ft.                          |
| Bedrooms:       | 2                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: |                                       |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View:           |                                       |
| List Price:     | \$499,000                             |
| List PPSF:      | \$370                                 |
| Valuated Price: | \$441,000                             |
| Valuated PPSF:  | \$327                                 |

*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   |

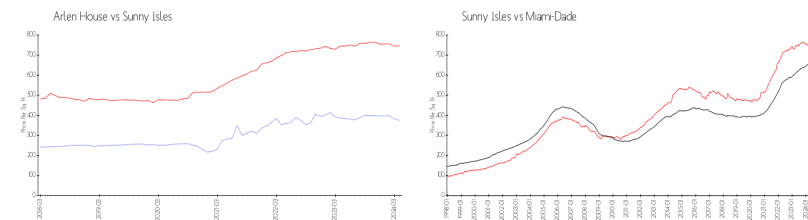
## Building Association Information

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  |