

Unit 2131 - Arlen House West

2131 - 500 Bayview Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11574367
 Status: Active
 Size: 1,350 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$415,000
 List PPSF: \$307
 Valuated Price: \$476,000
 Valuated PPSF: \$353

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

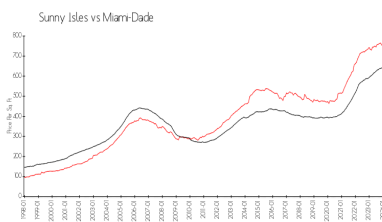
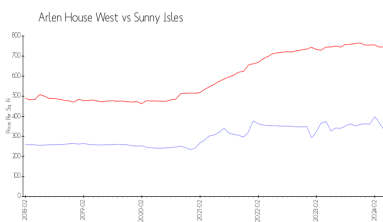
ARLEN HOUSE/ARLEN HOUSE WEST
 500 Bayview Drive,
 Sunny Isles Beach, FL 33160
 +1 (305) 944-2348

<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

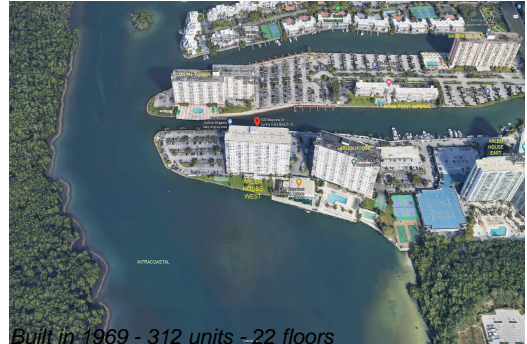


Arlen House West: \$331/sq. ft.
 Sunny Isles: \$746/sq. ft.

Sunny Isles: \$746/sq. ft.
 Miami-Dade: \$695/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