

Unit 4308 - Porto Bellagio

4308 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11518452
 Status: Active
 Size: 1,024 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$528,000
 List PPSF: \$516
 Valuated Price: \$463,000
 Valuated PPSF: \$452

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: 500
 Number of active listings for rent: 23
 Number of active listings for sale: 17
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

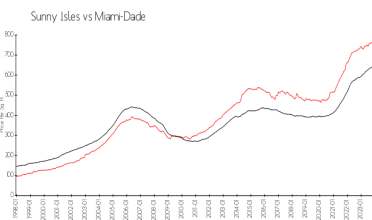
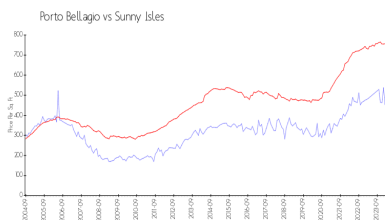
Building Association Information

Porto Bellagio Condominium
 (305) 945-0683,
 17145: 305-919-8956,
 & 17125:305 919 9930

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1205 | 1,116 sq ft | Apr 2024 | \$500,000 | \$448 |
| 2513 | 1,116 sq ft | Apr 2024 | \$544,200 | \$488 |
| 2815 | 673 sq ft | Mar 2024 | \$410,000 | \$609 |
| 2901 | 673 sq ft | Mar 2024 | \$348,000 | \$517 |
| 4212 | 934 sq ft | Feb 2024 | \$440,000 | \$471 |

Market Information



Porto Bellagio: \$491/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Porto Bellagio 3%
 Sunny Isles 5%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

| | |
|----------------|----------|
| Porto Bellagio | 79 days |
| Sunny Isles | 113 days |
| Miami-Dade | 81 days |