

# Unit 2905 - Porto Bellagio

2905 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11603636  
 Status: Active  
 Size: 1,116 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$699,000  
 List PPSF: \$626  
 Valuated Price: \$641,000  
 Valuated PPSF: \$574

*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: 16  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 2

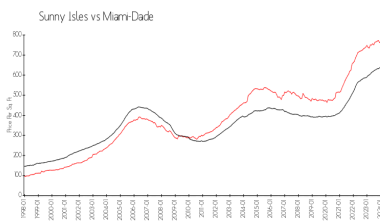
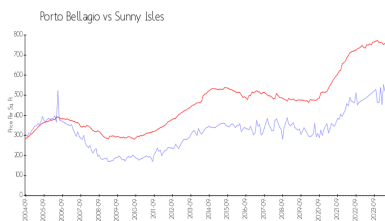
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
GPH1912	1,024 sq ft	Jul 2024	\$490,000	\$479
4401	715 sq ft	Jun 2024	\$375,000	\$524
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

## Market Information



Porto Bellagio: \$494/sq. ft.  
 Sunny Isles: \$769/sq. ft.  
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 Miami-Dade: \$704/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	117 days
Miami-Dade	83 days