

Unit 1602 - Porto Bellagio

1602 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11616812
 Status: Active
 Size: 1,024 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, 2 Or More Spaces, Assigned Parking
 View:
 List Price: \$625,000
 List PPSF: \$610
 Valuated Price: \$502,000
 Valuated PPSF: \$490

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

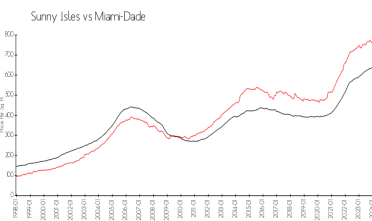
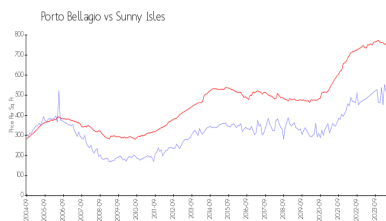
Building Association Information

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.
 Sunny Isles: \$769/sq. ft.
 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	116 days
Miami-Dade	83 days