

Unit 4109 - Porto Bellagio

4109 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11624147
Status:	Active
Size:	741 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$399,995
List PPSF:	\$540
Valuated Price:	\$331,000
Valuated PPSF:	\$447

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:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

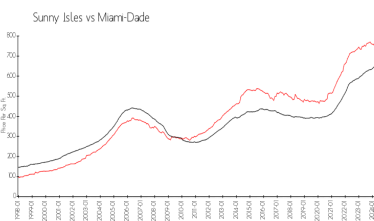
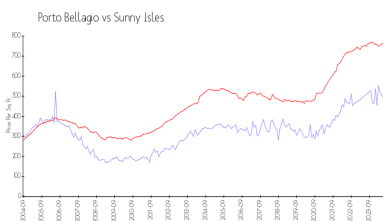
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2216	934 sq ft	Sep 2024	\$435,000	\$466
2118	907 sq ft	Sep 2024	\$395,000	\$436
2321	1,116 sq ft	Aug 2024	\$520,000	\$466
2609	1,264 sq ft	Aug 2024	\$690,000	\$546
GPH1912	1,024 sq ft	Jul 2024	\$490,000	\$479

Market Information



Porto Bellagio:	\$495/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Porto Bellagio	4%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Porto Bellagio	78 days
Sunny Isles	116 days



Miami-Dade

85 days