

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:	\$330,000
Valuated PPSF:	\$445



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

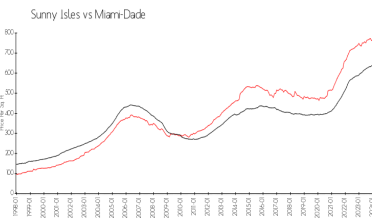
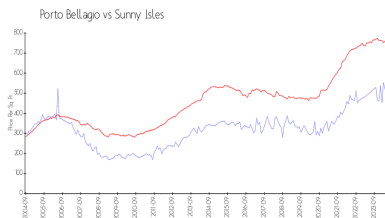
Building Association Information

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	117 days
Miami-Dade	83 days