

# Unit 2211 - Porto Bellagio

2211 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11634534
Status:	Active
Size:	1,116 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$540,000
List PPSF:	\$484
Valuated Price:	\$518,000
Valuated PPSF:	\$464

*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:	22
Building inventory for sale:	4%
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:	4

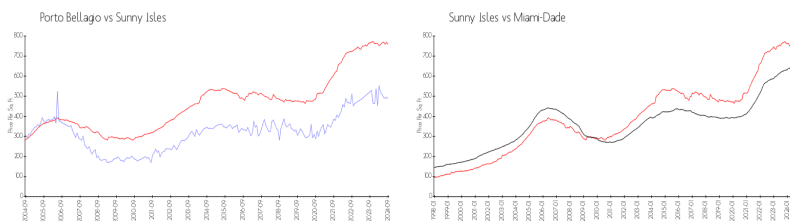
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4501	715 sq ft	Nov 2024	\$317,500	\$444
2905	1,116 sq ft	Nov 2024	\$635,500	\$569
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

## Market Information



Porto Bellagio:	\$487/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Porto Bellagio	4%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Porto Bellagio	80 days
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Sunny Isles  
Miami-Dade

113 days  
87 days