

Unit 2614 - Porto Bellagio

2614 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11676969
 Status: Active
 Size: 1,353 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking,Covered Parking,Deeded Parking
 View:
 List Price: \$750,000
 List PPSF: \$554
 Valuated Price: \$713,000
 Valuated PPSF: \$527

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

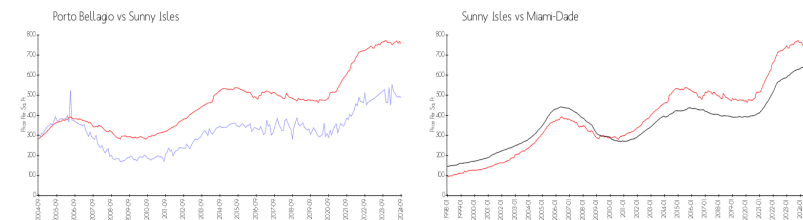
Building Association Information

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
Sunny Isles
Miami-Dade

80 days
113 days
87 days