

# Unit 2110 - Porto Bellagio

2110 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11687297  
 Status: Active  
 Size: 1,024 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$507,000  
 List PPSF: \$495  
 Valuated Price: \$471,000  
 Valuated PPSF: \$460

*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: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

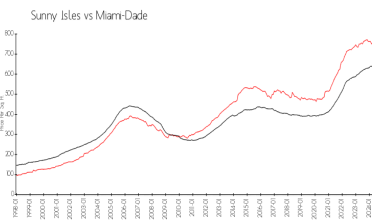
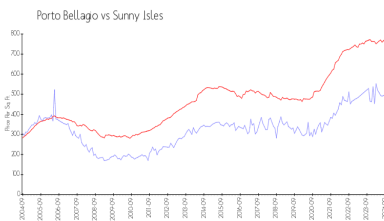
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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: 79 days  
 Sunny Isles: 111 days



