

Unit 3105 - Porto Bellagio

3105 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11835840
Status:	Active
Size:	1,264 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$579,000
List PPSF:	\$458
Valuated Price:	\$458,000
Valuated PPSF:	\$362

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:	36
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

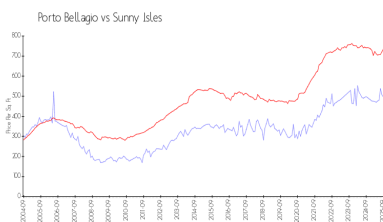
Porto Bellagio Condominium
(305) 945-0683,
17145: 305-919-8956,
& 17125:305 919 9930 Å

<https://>

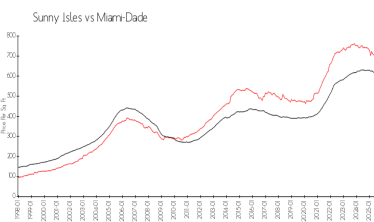
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1303	1,024 sq ft	Oct 2025	\$530,000	\$518
3310	1,024 sq ft	Oct 2025	\$415,000	\$405
1608	1,353 sq ft	Aug 2025	\$850,000	\$628
2517	673 sq ft	Jul 2025	\$340,000	\$505
2205	1,116 sq ft	Jun 2025	\$560,000	\$502
2813	1,116 sq ft	Jun 2025	\$565,000	\$506

Market Information



Porto Bellagio: \$444/sq. ft.
Sunny Isles: \$702/sq. ft.



Sunny Isles: \$702/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

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



Built in 2004 - 500 units - 9 floors

Avg. Time to Close Over Last 12 Months

Porto Bellagio	78 days
Sunny Isles	113 days
Miami-Dade	77 days