

Unit 2321 - Porto Bellagio

2321 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11890809
Status:	Active
Size:	1,116 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$499,000
List PPSF:	\$447
Valuated Price:	\$456,000
Valuated PPSF:	\$409

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:	35
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

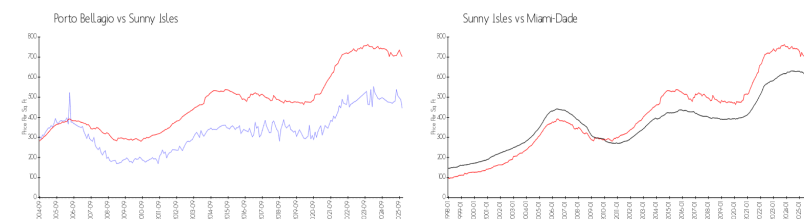
Porto Bellagio Condominium
(305) 945-0683,
17145: 305-919-8956,
& 17125: 305 919 9930

<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.

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Miami-Dade: \$668/sq. ft.

Inventory for Sale

Porto Bellagio	7%
Sunny Isles	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

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