

Unit 2709 - Porto Bellagio

2709 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: RX-11112204
 Status: Active
 Size: 1,264 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Assigned,Covered,Garage - Building
 View: Bay,City,Garden,Intracoastal
 List Price: \$700,000
 List PPSF: \$554
 Valuated Price: \$640,000
 Valuated PPSF: \$506

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

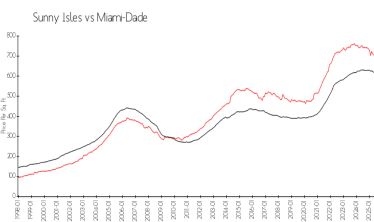
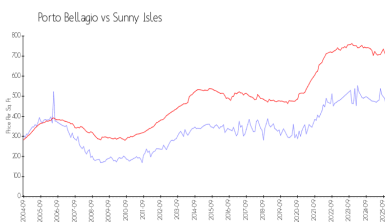
Porto Bellagio Condominium
 (305) 945-0683,
 17145: 305-919-8956,
 & 17125:305 919 9930

<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 7%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

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