Unit 2609 - Porto Bellagio

2609 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

 MLS Number:
 A11572771

 Status:
 Active

 Size:
 1,264 Sq ft.

 Bedrooms:
 3

Bedrooms: 3 Full Bathrooms: 2

Half Bathrooms:

Parking Spaces: 1 Space, Covered Parking, Guest Parking

 View:
 \$760,000

 List Price:
 \$760,000

 List PPSF:
 \$601

Valuated Price: \$701,000 Valuated PPSF: \$555

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:500Number of active listings for rent:23Number of active listings for sale:17Building inventory for sale:3%Number of sales over the last 12 months:16Number of sales over the last 6 months:10Number of sales over the last 3 months:5

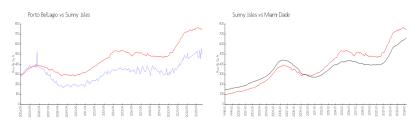
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1205	1,116 sq ft	Apr 2024	\$500,000	\$448
2513	1,116 sq ft	Apr 2024	\$544,200	\$488
2815	673 sq ft	Mar 2024	\$410,000	\$609
2901	673 sq ft	Mar 2024	\$348,000	\$517
4212	934 sq ft	Feb 2024	\$440,000	\$471

Market Information



Porto Bellagio: \$491/sq. ft. Sunny Isles: \$746/sq. ft. Sunny Isles: \$746/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Porto Bellagio 3% Sunny Isles 5% Miami-Dade 3%





Avg. Time to Close Over Last 12 Months

Porto Bellagio 79 days Sunny Isles 113 days Miami-Dade 81 days