

# Unit 11B - Carroll Walk

11B - 9751 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11548489  
 Status: Active  
 Size: 1,508 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Additional Spaces Available, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,369,000  
 List PPSF: \$908  
 Valuated Price: \$1,281,000  
 Valuated PPSF: \$849

*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: 39  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

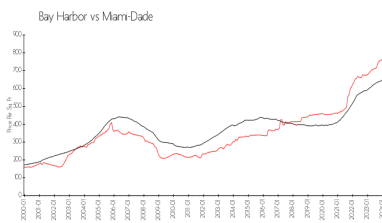
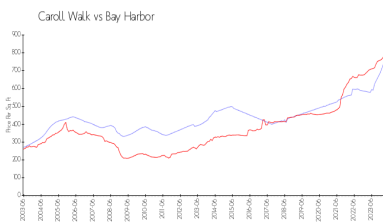
## Building Association Information

Carroll Walk Condominium Assn Inc  
 9751 East Bay Harbor Drive  
 Bay Harbor Islands, FL 33154  
 Phone: (305) 962-7000  
 Phone: (305) 868-3155

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7C	1,508 sq ft	Dec 2023	\$945,000	\$627
9D	1,731 sq ft	Aug 2023	\$1,047,000	\$605
PHNA-1601	3,359 sq ft	Jul 2023	\$2,200,000	\$655
9C	1,598 sq ft	May 2023	\$905,000	\$566
10D	1,731 sq ft	May 2023	\$950,000	\$549

## Market Information



Carroll Walk: \$779/sq. ft.  
 Bay Harbor: \$818/sq. ft.  
 Bay Harbor: \$818/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Carroll Walk: 10%  
 Bay Harbor: 5%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

Carroll Walk	120 days
Bay Harbor	115 days
Miami-Dade	81 days