

Unit PHSB - Carol Walk

PHSB - 9751 E Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

Unit Information

MLS Number: A11552279
 Status: Active
 Size: 3,327 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$3,500,000
 List PPSF: \$1,052
 Valuated Price: \$2,969,000
 Valuated PPSF: \$892



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

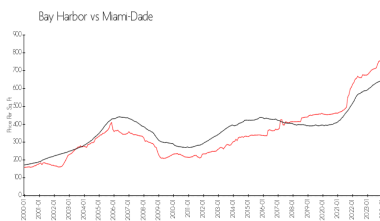
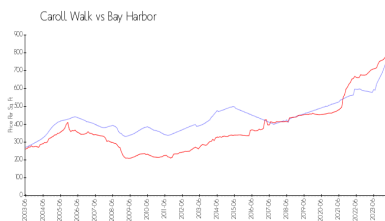
Building Association Information

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

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