

Unit PHSB - Carroll 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:	\$2,955,000
Valuated PPSF:	\$888

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:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

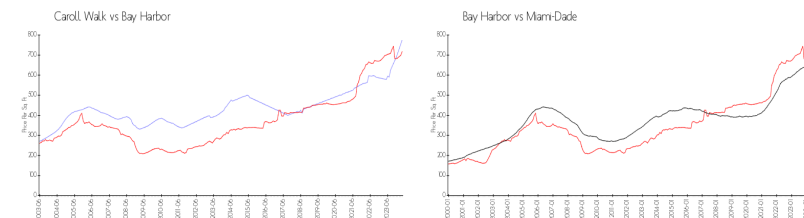
Building Association Information

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

Market Information



Carroll Walk:	\$775/sq. ft.	Bay Harbor:	\$717/sq. ft.
Bay Harbor:	\$717/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Carroll Walk	10%
Bay Harbor	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Caroll Walk	107 days
Bay Harbor	114 days
Miami-Dade	81 days