

Unit PHSB - Carroll Walk

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

Unit Information

| | |
|-----------------|----------------------------------|
| MLS Number: | A11724902 |
| Status: | Active |
| Size: | 3,327 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$2,500,000 |
| List PPSF: | \$751 |
| Valuated Price: | \$2,373,000 |
| Valuated PPSF: | \$713 |

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: | 3 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

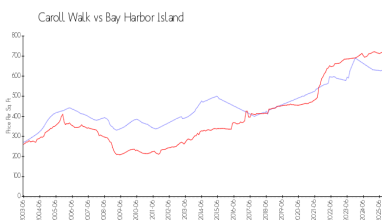
Carroll Walk Condominium Assn Inc
9751 East Bay Harbor Drive
Bay Harbor Islands, FL 33154
Phone: (305) 962-7000
Phone: (305) 868-3155

<https://>

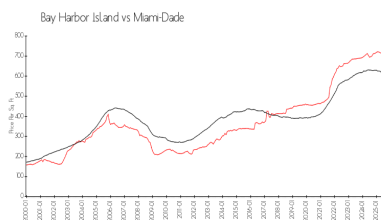
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 11D | 1,731 sq ft | Sep 2025 | \$1,200,000 | \$693 |
| 9C | 1,598 sq ft | Aug 2025 | \$1,160,000 | \$726 |
| 11B | 1,508 sq ft | Jan 2025 | \$1,039,000 | \$689 |

Market Information



Carroll Walk: \$623/sq. ft.
Bay Harbor Island: \$724/sq. ft.



Bay Harbor Island: \$724/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

| | |
|-------------------|----|
| Carroll Walk | 8% |
| Bay Harbor Island | 7% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months



Caroll Walk
Bay Harbor Island
Miami-Dade

55 days
93 days
77 days