

Unit 717 - Merrick Manor

717 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

Unit Information

| | |
|-----------------|-----------------------------------|
| MLS Number: | A11397272 |
| Status: | Active |
| Size: | 2,234 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 4 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View: | |
| List Price: | \$1,790,000 |
| List PPSF: | \$801 |
| Valuated Price: | \$1,936,000 |
| Valuated PPSF: | \$867 |

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

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|--|-----|
| Number of units: | 227 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 26 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 6 |

Building Association Information

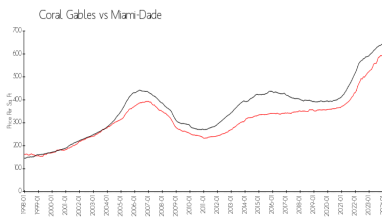
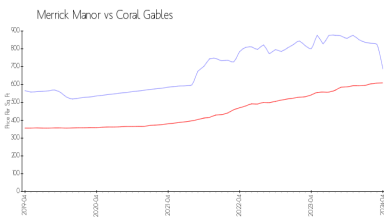
Merrick Manor
 Address: 301 Altara Ave,
 Coral Gables, FL 33146
 Phone: +1 305-779-6870

<https://www.merrick-manor.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 628 | 717 sq ft | May 2024 | \$570,000 | \$795 |
| 815 | 905 sq ft | Apr 2024 | \$815,000 | \$901 |
| 427 | 778 sq ft | Apr 2024 | \$755,000 | \$970 |
| 301 | 733 sq ft | Mar 2024 | \$582,000 | \$794 |
| 827 | 732 sq ft | Mar 2024 | \$575,000 | \$786 |
| 703 | 703 sq ft | Mar 2024 | \$565,000 | \$804 |

Market Information



| | | | |
|----------------|---------------|---------------|---------------|
| Merrick Manor: | \$687/sq. ft. | Coral Gables: | \$609/sq. ft. |
| Coral Gables: | \$609/sq. ft. | Miami-Dade: | \$695/sq. ft. |

Inventory for Sale

Merrick Manor 5%



| | |
|--------------|----|
| Coral Gables | 2% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|----------|
| Merrick Manor | 139 days |
| Coral Gables | 63 days |
| Miami-Dade | 81 days |