

Unit 836 - 55 Merrick

836 - 55 Merrick Way, Coral Gables, FL, Miami-Dade 33134

Unit Information

MLS Number: A11605853
 Status: Active
 Size: 781 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$539,000
 List PPSF: \$690
 Valuated Price: \$456,000
 Valuated PPSF: \$584

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: 167
 Number of active listings for rent: 10
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

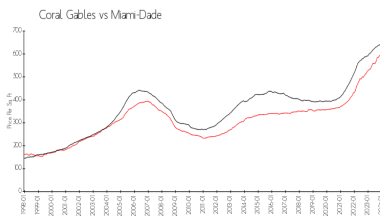
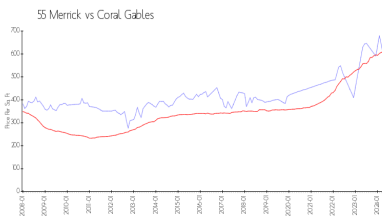
Building Association Information

55 Merrick Condominium Association, Inc
 305-445-4205

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 823 | 990 sq ft | May 2024 | \$549,000 | \$555 |
| 509 | 1,202 sq ft | Feb 2024 | \$740,000 | \$616 |
| 650 | 1,238 sq ft | Dec 2023 | \$745,000 | \$602 |
| 602 | 1,204 sq ft | Jul 2023 | \$725,000 | \$602 |
| 605 | 908 sq ft | Jul 2023 | \$525,000 | \$578 |
| 626 | 1,026 sq ft | Jul 2023 | \$747,000 | \$728 |

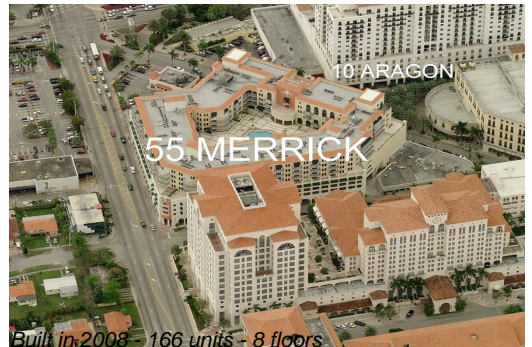
Market Information



55 Merrick: \$562/sq. ft.
 Coral Gables: \$619/sq. ft.
 Coral Gables: \$619/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

55 Merrick: 2%
 Coral Gables: 2%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| 55 Merrick | 23 days |
| Coral Gables | 65 days |
| Miami-Dade | 82 days |