

Unit 726 - Merrick Manor

726 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

Unit Information

MLS Number: A11606182
 Status: Active
 Size: 717 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$596,990
 List PPSF: \$833
 Valuated Price: \$577,000
 Valuated PPSF: \$805

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: 227
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 7

Building Association Information

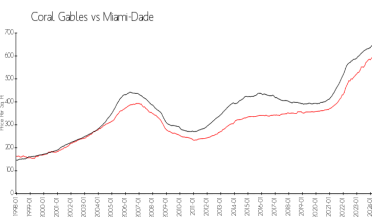
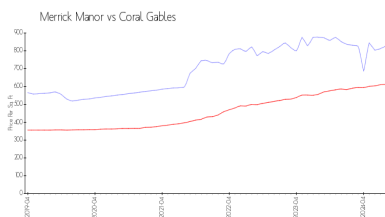
Merrick Manor
 Address: 301 Altara Ave,
 Coral Gables, FL 33146
 Phone: +1 305-779-6870

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
627	732 sq ft	Sep 2024	\$585,000	\$799
606	768 sq ft	Aug 2024	\$560,000	\$729
717	2,234 sq ft	Jul 2024	\$1,750,000	\$783
623	713 sq ft	Jul 2024	\$560,000	\$785
817	2,234 sq ft	Jun 2024	\$1,675,000	\$750
610	1,109 sq ft	Jun 2024	\$925,000	\$834
724	986 sq ft	Jun 2024	\$835,000	\$847
834	1,107 sq ft	Jun 2024	\$980,000	\$885

Market Information



Merrick Manor: \$827/sq. ft.
 Coral Gables: \$612/sq. ft.

Coral Gables: \$612/sq. ft.
 Miami-Dade: \$696/sq. ft.



Inventory for Sale

Merrick Manor	5%
Coral Gables	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Merrick Manor	105 days
Coral Gables	65 days
Miami-Dade	84 days