

# Unit 844 - 55 Merrick

844 - 55 Merrick Way, Coral Gables, FL, Miami-Dade 33134

## Unit Information

MLS Number: A11606545  
 Status: Active  
 Size: 1,465 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Parking-Under Building,Valet Parking  
 View:  
 List Price: \$1,850,000  
 List PPSF: \$1,263  
 Valuated Price: \$855,000  
 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

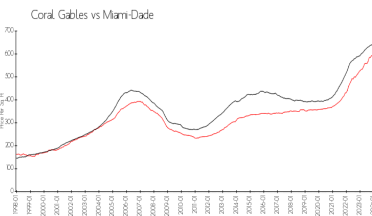
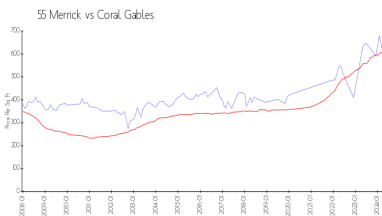
## Building Association Information

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