

Unit LPH903 - Merrick Manor

LPH903 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

Unit Information

MLS Number:	A11606714
Status:	Active
Size:	0 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$560,000
Valuated Price:	\$553,000
Valuated PPSF:	\$787

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:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

Building Association Information

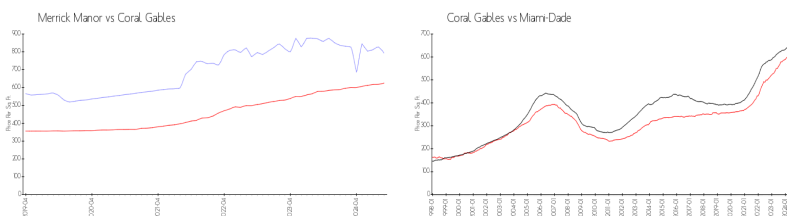
Merrick Manor
Address: 301 Altara Ave,
Coral Gables, FL 33146
Phone: +1 305-779-6870

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
731	1,032 sq ft	Nov 2024	\$870,000	\$843
803	703 sq ft	Sep 2024	\$522,000	\$743
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

Market Information



Merrick Manor:	\$792/sq. ft.	Coral Gables:	\$625/sq. ft.
Coral Gables:	\$625/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Merrick Manor	114 days
Coral Gables	67 days
Miami-Dade	85 days