

Unit 831 - 55 Merrick

831 - 55 Merrick Way, Coral Gables, FL, Miami-Dade 33134

Unit Information

MLS Number: A11651856
 Status: Active
 Size: 1,553 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$1,145,000
 List PPSF: \$737
 Valuated Price: \$1,039,000
 Valuated PPSF: \$669

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: 10
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

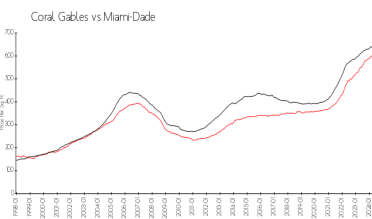
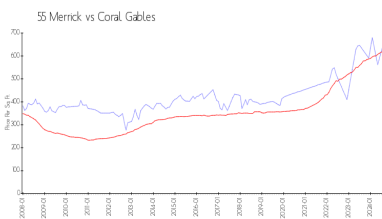
Building Association Information

55 Merrick Condominium Association, Inc
 305-445-4205

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 646 | 1,332 sq ft | Nov 2024 | \$875,000 | \$657 |
| 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 |

Market Information



| | | | |
|---------------|---------------|---------------|---------------|
| 55 Merrick: | \$678/sq. ft. | Coral Gables: | \$625/sq. ft. |
| Coral Gables: | \$625/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|--------------|----|
| 55 Merrick | 6% |
| Coral Gables | 3% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| 55 Merrick | 32 days |
| Coral Gables | 65 days |
| Miami-Dade | 86 days |

