

# Unit 808 - Merrick Manor

808 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

## Unit Information

MLS Number:	A11669077
Status:	Active
Size:	706 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$550,000
List PPSF:	\$779
Valuated Price:	\$550,000
Valuated PPSF:	\$779

*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:	22
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

## Building Association Information

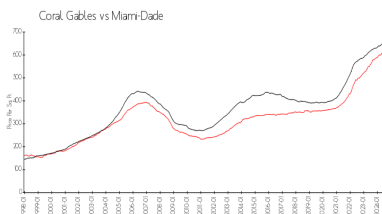
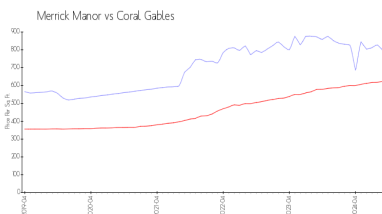
Merrick Manor  
Address: 301 Altara Ave,  
Coral Gables, FL 33146  
Phone: +1 305-779-6870

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
525	724 sq ft	Nov 2024	\$550,000	\$760
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

## 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	100 days
Coral Gables	66 days
Miami-Dade	86 days