

# Unit UPH1008 - Merrick Manor

UPH1008 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

## Unit Information

MLS Number: A11674312  
 Status: Active  
 Size: 706 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Guest Parking  
 View:  
 List Price: \$549,000  
 List PPSF: \$778  
 Valuated Price: \$590,000  
 Valuated PPSF: \$836

*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: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

## Building Association Information

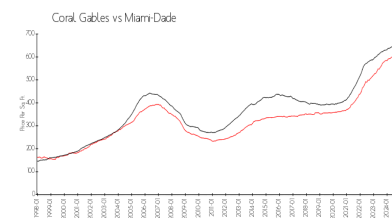
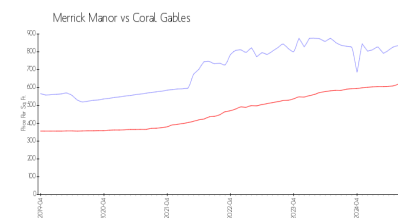
Merrick Manor  
 Address: 301 Altara Ave,  
 Coral Gables, FL 33146  
 Phone: +1 305-779-6870

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
UPH1003	703 sq ft	Jan 2025	\$528,000	\$751
LPH912	1,539 sq ft	Jan 2025	\$1,470,000	\$955
308	1,100 sq ft	Dec 2024	\$860,000	\$782
726	717 sq ft	Nov 2024	\$575,000	\$802
525	724 sq ft	Nov 2024	\$550,000	\$760
731	1,032 sq ft	Nov 2024	\$870,000	\$843

## Market Information



Merrick Manor: \$834/sq. ft.  
 Coral Gables: \$621/sq. ft.

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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

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



## **Avg. Time to Close Over Last 12 Months**

Merrick Manor	113 days
Coral Gables	72 days
Miami-Dade	91 days