

Unit 808 - 55 Merrick

808 - 55 Merrick Way, Coral Gables, FL, Miami-Dade 33134

Unit Information

MLS Number: A11677874
 Status: Active
 Size: 4,536 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:

List Price: \$3,700,000
 List PPSF: \$816
 Valuated Price: \$1,168,000
 Valuated PPSF: \$755

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: 8
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

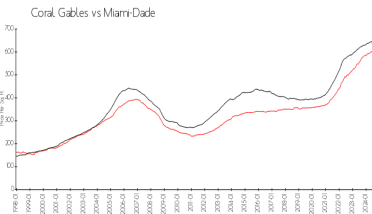
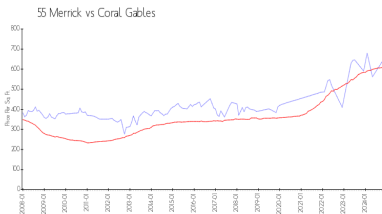
Building Association Information

55 Merrick Condominium Association, Inc
 305-445-4205

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
612	1,200 sq ft	Jan 2025	\$735,000	\$613
646	1,332 sq ft	Nov 2024	\$875,000	\$657
831	1,553 sq ft	Aug 2024	\$1,085,000	\$699
823	990 sq ft	May 2024	\$549,000	\$555
509	1,202 sq ft	Feb 2024	\$740,000	\$616

Market Information



55 Merrick: \$727/sq. ft.
 Coral Gables: \$621/sq. ft.

Coral Gables: \$621/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

55 Merrick: 5%
 Coral Gables: 3%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

55 Merrick: 52 days
 Coral Gables: 72 days
 Miami-Dade: 90 days

