

# Unit 201 - Merrick Manor

201 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

## Unit Information

MLS Number:	A11739869
Status:	Active
Size:	688 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$545,000
List PPSF:	\$792
Valuated Price:	\$534,000
Valuated PPSF:	\$776

*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.*



Built in 2019 - 227 units - 10 floors

## Building Information

Number of units:	227
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Building Association Information

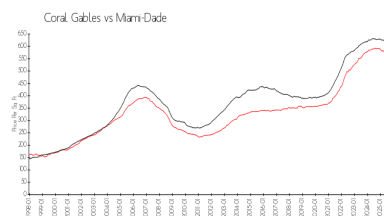
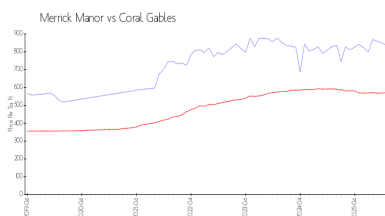
Merrick Manor  
Address: 301 Altara Ave,  
Coral Gables, FL 33146  
Phone: +1 305-779-6870

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
511	1,104 sq ft	Dec 2025	\$915,000	\$829
UPH1012	1,951 sq ft	Nov 2025	\$1,800,000	\$923
625	724 sq ft	Sep 2025	\$525,000	\$725
403	766 sq ft	Aug 2025	\$577,000	\$753
814	949 sq ft	Jul 2025	\$830,000	\$875

## Market Information



Merrick Manor: \$837/sq. ft.  
Coral Gables: \$572/sq. ft.

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Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Merrick Manor	3%
Coral Gables	2%
Miami-Dade	4%

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

Merrick Manor	64 days
Coral Gables	63 days
Miami-Dade	77 days