

Unit LPH914 - Merrick Manor

LPH914 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

Unit Information

MLS Number:	A11882916
Status:	Active
Size:	3,194 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,885,000
List PPSF:	\$903
Valuated Price:	\$1,986,000
Valuated PPSF:	\$1,081

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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

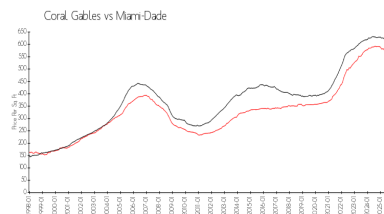
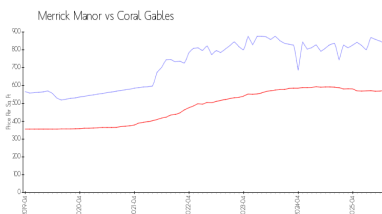
Merrick Manor
Address: 301 Altara Ave,
Coral Gables, FL 33146
Phone: +1 305-779-6870

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
419	983 sq ft	Dec 2025	\$899,000	\$915
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

Market Information



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

63 days
63 days
77 days