

# Unit 620 - Merrick Manor

620 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

## Unit Information

MLS Number: F10546829  
 Status: Active  
 Size: 752 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Valet  
 View: Pool  
 List Price: \$630,000  
 List PPSF: \$838  
 Valuated Price: \$577,000  
 Valuated PPSF: \$834

*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: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

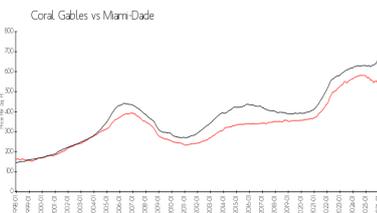
Merrick Manor  
 Address: 301 Altara Ave,  
 Coral Gables, FL 33146  
 Phone: +1 305-779-6870

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
LPH903		Dec 2025	\$540,000	
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

## Market Information



Merrick Manor: \$866/sq. ft.      Coral Gables: \$547/sq. ft.  
 Coral Gables: \$547/sq. ft.      Miami-Dade: \$667/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Merrick Manor  
Coral Gables  
Miami-Dade

56 days  
64 days  
79 days