

# Unit 803 - Merrick Manor

803 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

## Unit Information

MLS Number:	A11549821
Status:	Active
Size:	703 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Assigned Parking
View:	
List Price:	\$569,990
List PPSF:	\$811
Valuated Price:	\$473,000
Valuated PPSF:	\$673

*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:	14
Building inventory for sale:	6%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	6

## Building Association Information

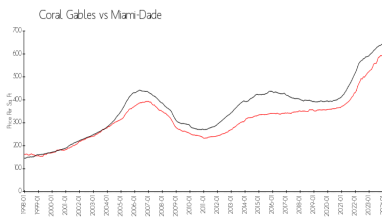
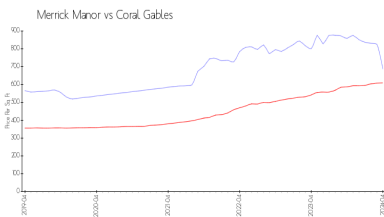
Merrick Manor  
 Address: 301 Altara Ave,  
 Coral Gables, FL 33146  
 Phone: +1 305-779-6870

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
628	717 sq ft	May 2024	\$570,000	\$795
815	905 sq ft	Apr 2024	\$815,000	\$901
427	778 sq ft	Apr 2024	\$755,000	\$970
301	733 sq ft	Mar 2024	\$582,000	\$794
827	732 sq ft	Mar 2024	\$575,000	\$786
703	703 sq ft	Mar 2024	\$565,000	\$804

## Market Information



Merrick Manor:	\$687/sq. ft.	Coral Gables:	\$609/sq. ft.
Coral Gables:	\$609/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Merrick Manor 6%



Coral Gables	2%
Miami-Dade	3%

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

Merrick Manor	139 days
Coral Gables	62 days
Miami-Dade	81 days