

Unit 610 - Merrick Manor

610 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

Unit Information

MLS Number: F10428534
 Status: Active Under Contract
 Size: 1,109 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Pool Area View
 List Price: \$985,000
 List PPSF: \$888
 Valuated Price: \$732,000
 Valuated PPSF: \$660

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

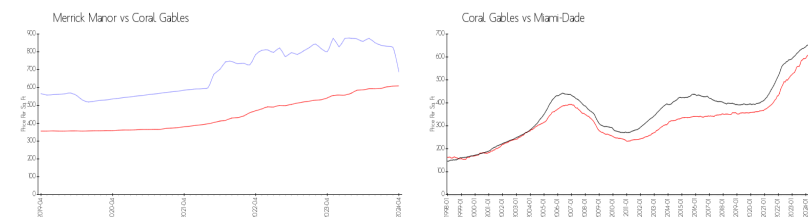
Merrick Manor
 Address: 301 Altara Ave,
 Coral Gables, FL 33146
 Phone: +1 305-779-6870

<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: \$695/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