

Unit 802 - Douglas Grand

802 - 50 Menores Av, Coral Gables, FL, Miami-Dade 33134

Unit Information

MLS Number: A11313200
 Status: Active
 Size: 583 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$295,000
 List PPSF: \$506
 Valuated Price: \$263,000
 Valuated PPSF: \$451

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: 159
 Number of active listings for rent: 6
 Number of active listings for sale: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

Douglas Grand condominium Association
 305-441 6664

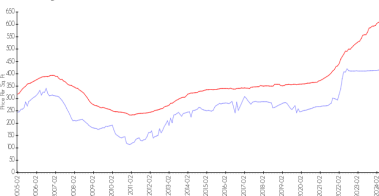
<http://www.douglasgrand.com/contact-us.html>

Recent Sales

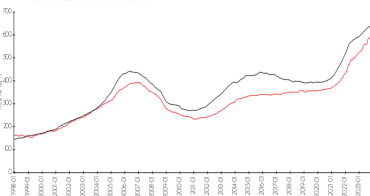
Unit #	Size	Closing Date	Sale Price	PPSF
408	753 sq ft	Feb 2024	\$312,000	\$414
715	983 sq ft	Dec 2023	\$410,000	\$417
425	1,058 sq ft	Sep 2023	\$405,000	\$383
421	752 sq ft	Aug 2023	\$308,000	\$410
430	803 sq ft	Aug 2023	\$335,000	\$417

Market Information

Douglas Grand vs Coral Gables



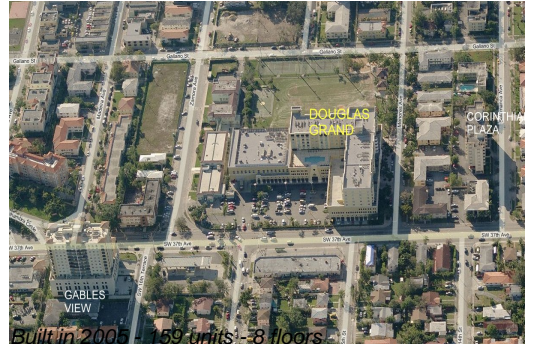
Coral Gables vs Miami-Dade



Douglas Grand: \$415/sq. ft. Coral Gables: \$609/sq. ft.
 Coral Gables: \$609/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Douglas Grand 1%
 Coral Gables 2%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Douglas Grand	97 days
Coral Gables	62 days
Miami-Dade	81 days