

Unit 726 - Douglas Grand

726 - 50 Menores Av, Coral Gables, FL, Miami-Dade 33134

Unit Information

MLS Number:	A11890089
Status:	Active
Size:	770 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$325,000
List PPSF:	\$422
Valuated Price:	\$283,000
Valuated PPSF:	\$368

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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

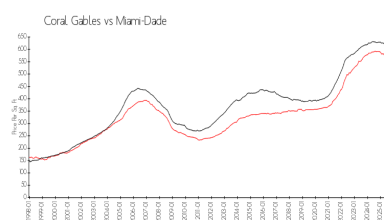
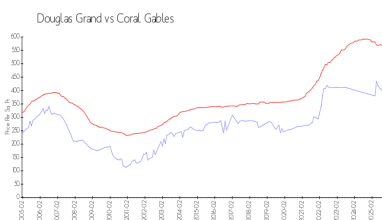
Douglas Grand condominium Association
305-441 6664

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
832	1,013 sq ft	Dec 2025	\$375,000	\$370
829	757 sq ft	Oct 2025	\$291,000	\$384
512	574 sq ft	Jul 2025	\$153,000	\$267
804	1,078 sq ft	Jul 2025	\$300,000	\$278
805	735 sq ft	May 2025	\$330,000	\$449

Market Information



Douglas Grand: \$359/sq. ft.
Coral Gables: \$572/sq. ft.

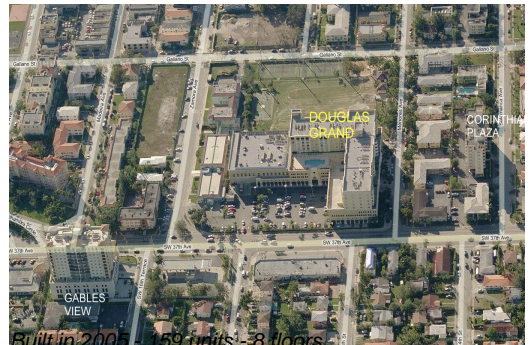
Coral Gables: \$572/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Douglas Grand	2%
Coral Gables	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Douglas Grand	61 days
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Coral Gables
Miami-Dade

63 days
77 days