

# 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

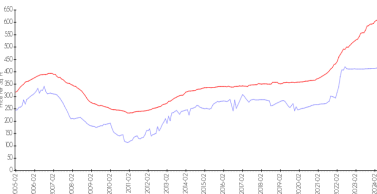
<http://www.douglasgrand.com/contact-us.html>

## Recent Sales

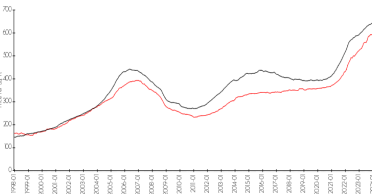
Unit #	Size	Closing Date	Sale Price	PPSF
408	753 sq ft	Feb 2024	\$312,000	\$414
715	983 sq ft	Dec 2023	\$410,000	\$417
425	1,058 sq ft	Sep 2023	\$405,000	\$383
421	752 sq ft	Aug 2023	\$308,000	\$410
430	803 sq ft	Aug 2023	\$335,000	\$417

## Market Information

Douglas Grand vs Coral Gables



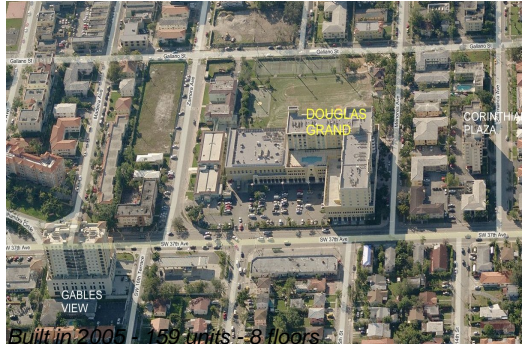
Coral Gables vs Miami-Dade



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