

# Unit 206 - Biltmore Parc

206 - 718 Valencia Ave, Coral Gables, FL, Miami-Dade 33134

## Unit Information

MLS Number:	A11787602
Status:	Active
Size:	1,972 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$1,575,000
List PPSF:	\$799
Valuated Price:	\$1,514,000
Valuated PPSF:	\$768

*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:	32
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	9%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

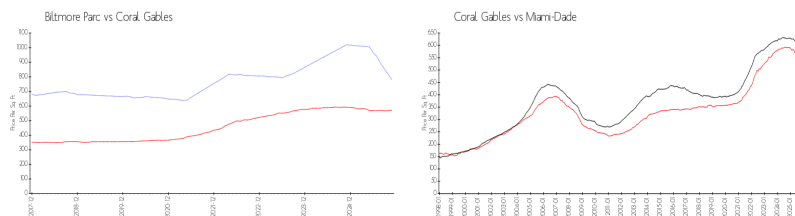
Biltmore Parc  
Address: 718 Valencia Ave,  
Coral Gables, FL 33134  
Phone: +1 305-718-4575

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH505	2,345 sq ft	Jul 2025	\$2,815,000	\$1,200
408	1,647 sq ft	May 2025	\$1,662,500	\$1,009

## Market Information



Biltmore Parc:	\$779/sq. ft.	Coral Gables:	\$572/sq. ft.
Coral Gables:	\$572/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Biltmore Parc	9%
Coral Gables	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Biltmore Parc	75 days
Coral Gables	63 days



