

# Unit 1016 - David William

1016 - 700 Biltmore Wy, Coral Gables, FL, Miami-Dade 33134

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11487603  |
| Status:         | Active     |
| Size:           | 440 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$264,800  |
| List PPSF:      | \$602      |
| Valuated Price: | \$199,000  |
| Valuated PPSF:  | \$452      |

*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:                         | 195 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

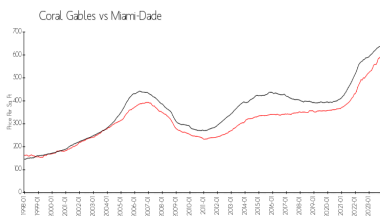
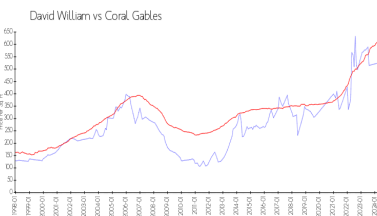
David William Condominium Association  
 305-529-9050 & info@dwcondo.com  
 property manager : manager@dwcondo.com

<http://www.dwcondo.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 308    | 450 sq ft   | Apr 2024     | \$215,000  | \$478 |
| 803    | 600 sq ft   | Aug 2023     | \$279,000  | \$465 |
| 207    | 770 sq ft   | Jun 2023     | \$335,000  | \$435 |
| 412    | 750 sq ft   | Jun 2023     | \$303,000  | \$404 |
| 1104   | 1,600 sq ft | Jun 2023     | \$880,000  | \$550 |

## Market Information



|                |               |               |               |
|----------------|---------------|---------------|---------------|
| David William: | \$524/sq. ft. | Coral Gables: | \$609/sq. ft. |
| Coral Gables:  | \$609/sq. ft. | Miami-Dade:   | \$695/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| David William | 4% |
| Coral Gables  | 2% |
| Miami-Dade    | 3% |



**Avg. Time to Close Over Last 12 Months**

|               |         |
|---------------|---------|
| David William | 50 days |
| Coral Gables  | 62 days |
| Miami-Dade    | 81 days |