

# Unit 860 Cypress Park Way # B4 - Water's Edge at Deerfield

860 Cypress Park Way # B4 - 800-891 Cypress Park Wy, Deerfield Beach, FL, Broward 33064

## Unit Information

MLS Number: A11505073  
 Status: Active  
 Size: 605 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$205,000  
 List PPSF: \$339  
 Valuated Price: \$118,000  
 Valuated PPSF: \$195

*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: 292  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

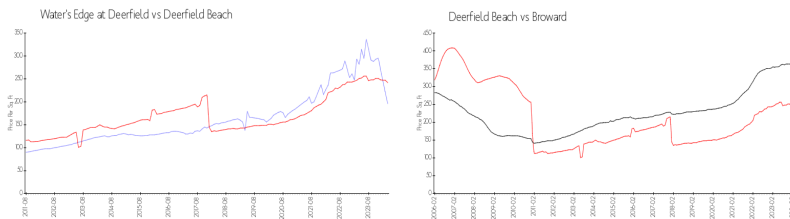
## Building Association Information

Water's Edge Condominium Association  
 Address: 700 Cypress Club Way,  
 Pompano Beach, FL 33064  
 Phone: +1 954-425-0588

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| N14    | 807 sq ft | Apr 2024     | \$235,000  | \$291 |
| O      | 954 sq ft | Apr 2024     | \$237,000  | \$248 |
| L12    | 807 sq ft | Apr 2024     | \$239,500  | \$297 |
| B      | 954 sq ft | Dec 2023     | \$237,000  | \$248 |
| M1     | 954 sq ft | Nov 2023     | \$235,000  | \$246 |

## Market Information



|                            |               |                  |               |
|----------------------------|---------------|------------------|---------------|
| Water's Edge at Deerfield: | \$196/sq. ft. | Deerfield Beach: | \$242/sq. ft. |
| Deerfield Beach:           | \$242/sq. ft. | Broward:         | \$348/sq. ft. |

## Inventory for Sale

Water's Edge at Deerfield 1%



|                 |    |
|-----------------|----|
| Deerfield Beach | 3% |
| Broward         | 3% |

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

|                           |         |
|---------------------------|---------|
| Water's Edge at Deerfield | 42 days |
| Deerfield Beach           | 60 days |
| Broward                   | 66 days |