

# Unit 8977 Wiles Rd # 108 - Edgewater

8977 Wiles Rd # 108 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

## Unit Information

MLS Number: A11587838  
 Status: Active  
 Size: 1,166 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2 Or More Spaces, Guest Parking, Other Parking  
 View:  
 List Price: \$350,000  
 List PPSF: \$300  
 Valuated Price: \$323,000  
 Valuated PPSF: \$277

*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: 352  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

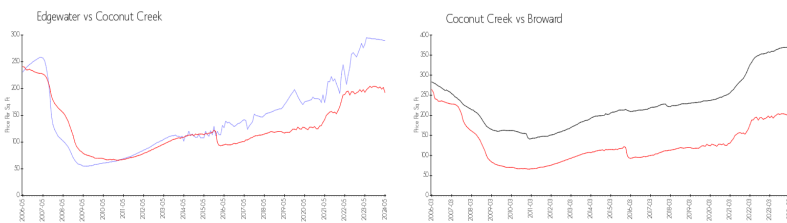
## Building Association Information

Edgewater Condominium Assn  
 8931 Wiles Rd  
 Coral Springs, FL 33067 1992  
 Phone: (954) 344-3601  
 Email: mail@edgewatercondosbc.com

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	984 sq ft	Jun 2024	\$255,000	\$259
308	1,166 sq ft	May 2024	\$350,000	\$300
205	984 sq ft	Apr 2024	\$298,000	\$303
305	984 sq ft	Apr 2024	\$300,000	\$305
202	984 sq ft	Dec 2023	\$307,500	\$313

## Market Information



Edgewater: \$290/sq. ft.  
 Coconut Creek: \$192/sq. ft.  
 Coconut Creek: \$192/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Edgewater: 2%  
 Coconut Creek: 3%  
 Broward: 4%



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

Edgewater	58 days
Coconut Creek	61 days
Broward	69 days