

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: | |
| 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: | 12 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 5 |

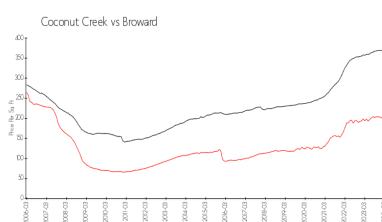
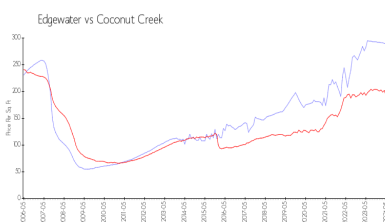
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 103 | 984 sq ft | Jun 2024 | \$285,000 | \$290 |
| 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 |

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 | 62 days |
| Broward | 69 days |