

Unit 9033 Wiles Rd # 107 - Edgewater

9033 Wiles Rd # 107 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

Unit Information

MLS Number:	A11594659
Status:	Active
Size:	733 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Additional Spaces Available
View:	
List Price:	\$249,995
List PPSF:	\$341
Valuated Price:	\$203,000
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

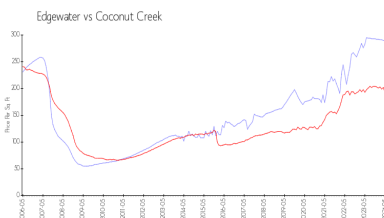
Building Association Information

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

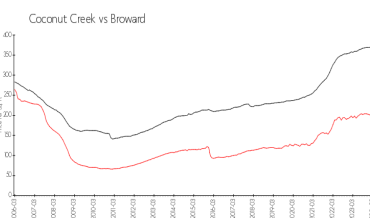
Recent Sales

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	61 days
Broward	69 days