

# Unit 4570 NW 18th Ave # 606 - Waters Edge Towers 4550&4570

4570 NW 18th Ave # 606 - 4550 NW 18 Ave, Deerfield Beach, FL, Broward 33064

## Unit Information

MLS Number: A11611114  
 Status: Active  
 Size: 1,070 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$249,900  
 List PPSF: \$234  
 Valuated Price: \$233,000  
 Valuated PPSF: \$218

*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: 140  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

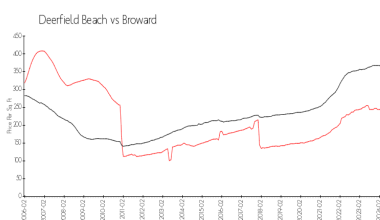
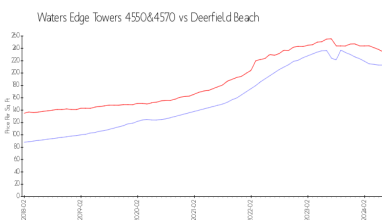
Waters Edge Towers  
 Address: 4570 NW 18th Ave,  
 Pompano Beach, FL 33064  
 Phone: +1 954-781-8492

<https://watersedgetowers.org/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	930 sq ft	Jul 2024	\$192,000	\$206
409	1,070 sq ft	Jun 2024	\$265,000	\$248
205	930 sq ft	Apr 2024	\$195,000	\$210
704	932 sq ft	Nov 2023	\$182,000	\$195
707	1,070 sq ft	Sep 2023	\$260,000	\$243

## Market Information



Waters Edge Towers 4550&4570: \$213/sq. ft.  
 Deerfield Beach: \$234/sq. ft.

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 Broward: \$349/sq. ft.



## Inventory for Sale

Waters Edge Towers 4550&4570	3%
Deerfield Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Waters Edge Towers 4550&4570	54 days
Deerfield Beach	63 days
Broward	70 days