

# Unit 8871 Wiles Rd # 208 - Edgewater

8871 Wiles Rd # 208 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

## Unit Information

MLS Number: A11717056  
 Status: Active Under Contract  
 Size: 1,166 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Guest Parking,Open Space Parking

View:  
 List Price: \$249,000  
 List PPSF: \$214  
 Valuated Price: \$275,000  
 Valuated PPSF: \$236

*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.*

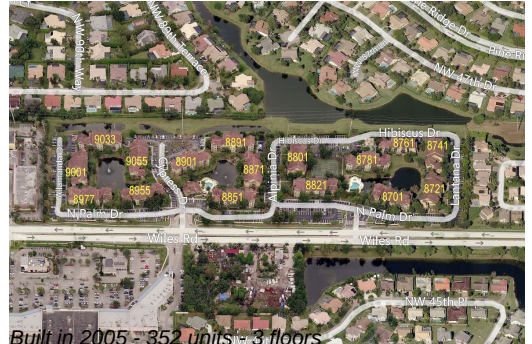
## Building Information

Number of units: 352  
 Number of active listings for rent: 0  
 Number of active listings for sale: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 6

## Building Association Information

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

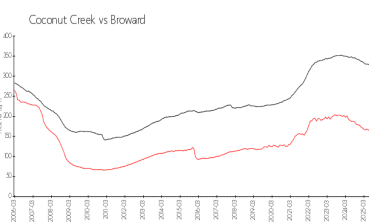
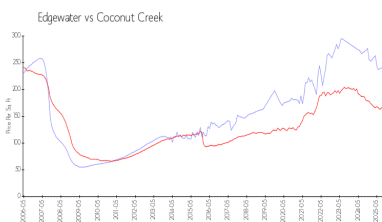
<https://>



## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 108    | 984 sq ft   | Dec 2025     | \$237,000  | \$241 |
| 203    | 984 sq ft   | Dec 2025     | \$240,000  | \$244 |
| 104    | 984 sq ft   | Nov 2025     | \$199,900  | \$203 |
| 202    | 1,166 sq ft | Nov 2025     | \$280,000  | \$240 |
| 106    | 984 sq ft   | Oct 2025     | \$243,000  | \$247 |
| 304    | 984 sq ft   | Oct 2025     | \$230,000  | \$234 |

## Market Information



Edgewater: \$232/sq. ft.  
 Coconut Creek: \$162/sq. ft.

Coconut Creek: \$162/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

Edgewater 4%  
 Coconut Creek 3%

|         |    |
|---------|----|
| Broward | 4% |
|---------|----|

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

|               |         |
|---------------|---------|
| Edgewater     | 60 days |
| Coconut Creek | 86 days |
| Broward       | 88 days |