

Unit 8851 Wiles Rd # 103 - Edgewater

8851 Wiles Rd # 103 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

Unit Information

MLS Number:	A11868838
Status:	Active
Size:	984 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$249,900
List PPSF:	\$254
Valuated Price:	\$230,000
Valuated PPSF:	\$234

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

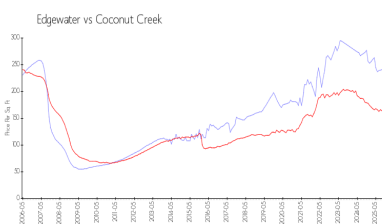
Edgewater Condominium Assn
8931 Wiles Rd
Coral Springs, FL 33067 1992
Phone: (954) 344-3601
Email: mail@edgewatercondosbc.com

<https://>

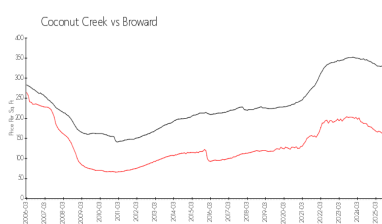
Recent Sales

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



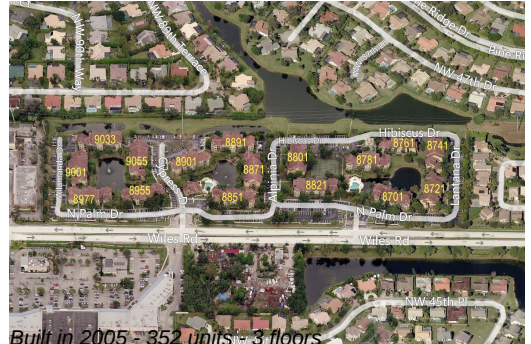
Edgewater: \$232/sq. ft.
Coconut Creek: \$162/sq. ft.



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	62 days
Coconut Creek	86 days
Broward	88 days