

Unit 8821 Wiles Rd # 306 - Edgewater

8821 Wiles Rd # 306 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

Unit Information

MLS Number: A11887821
 Status: Active
 Size: 984 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Additional Spaces Available,Assigned Parking,Guest Parking
 View:
 List Price: \$253,000
 List PPSF: \$257
 Valuated Price: \$234,000
 Valuated PPSF: \$238

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.

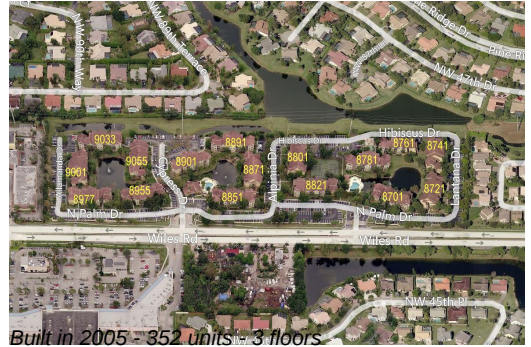
Building Information

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

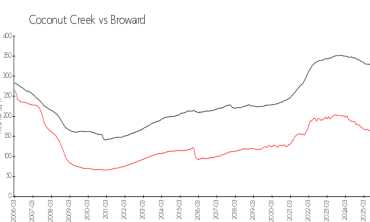
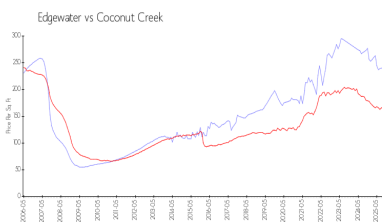
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Recent Sales

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.

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 Broward: \$311/sq. ft.

Inventory for Sale

Edgewater 4%
 Coconut Creek 3%

Broward	4%
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Avg. Time to Close Over Last 12 Months

Edgewater	62 days
Coconut Creek	86 days
Broward	88 days