

Unit 4550 NW 18th Ave # 304 - Waters Edge Towers 4550&4570

4550 NW 18th Ave # 304 - 4550 NW 18 Ave, Deerfield Beach, FL, Broward 33064



Unit Information

MLS Number:	B26001176
Status:	Active
Size:	930 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	
List Price:	\$199,900
List PPSF:	\$215
Valuated Price:	\$163,000
Valuated PPSF:	\$175

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:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

Building Association Information

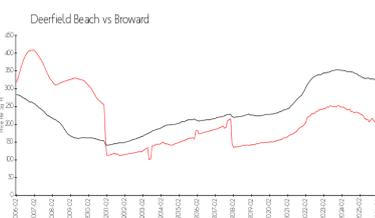
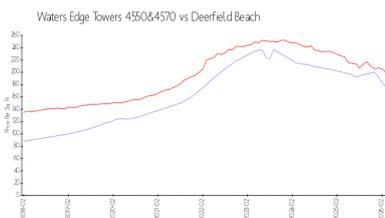
Waters Edge Towers
 Address: 4570 NW 18th Ave,
 Pompano Beach, FL 33064
 Phone: +1 954-781-8492

<https://watersedgetowers.org/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707	1,070 sq ft	Mar 2026	\$195,000	\$182
604	932 sq ft	Dec 2025	\$190,000	\$204
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608	1,070 sq ft	Oct 2025	\$230,000	\$215
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702	1,065 sq ft	Oct 2025	\$233,000	\$219
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Market Information



Waters Edge Towers 4550&4570:	\$177/sq. ft.	Deerfield Beach:	\$200/sq. ft.
Deerfield Beach:	\$200/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Waters Edge Towers 4550&4570	5%
Deerfield Beach	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Waters Edge Towers 4550&4570	96 days
Deerfield Beach	89 days
Broward	89 days