

Unit 8741 Wiles Rd # 102 - Edgewater

8741 Wiles Rd # 102 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

Unit Information

MLS Number: F10412540
 Status: Active
 Size: 1,166 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Garden View,Lake,Pool Area View
 List Price: \$320,000
 List PPSF: \$274
 Valuated Price: \$324,000
 Valuated PPSF: \$278

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: 15
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 1

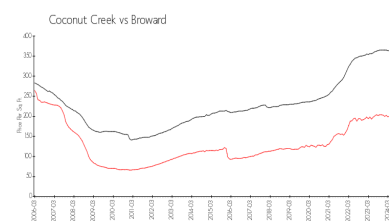
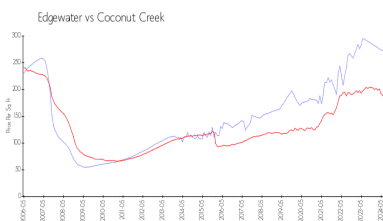
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	733 sq ft	Aug 2024	\$235,000	\$321
207	733 sq ft	Jun 2024	\$210,000	\$286
103	984 sq ft	Jun 2024	\$285,000	\$290
104	984 sq ft	Jun 2024	\$255,000	\$259
308	1,166 sq ft	May 2024	\$350,000	\$300

Market Information



Edgewater: \$277/sq. ft.
 Coconut Creek: \$184/sq. ft.
 Coconut Creek: \$184/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Edgewater 4%
 Coconut Creek 3%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Edgewater 59 days



Coconut Creek
Broward

63 days
72 days