

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: \$340,000
 Valuated PPSF: \$292

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: 6
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 4

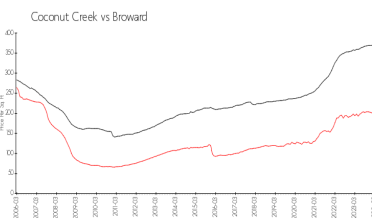
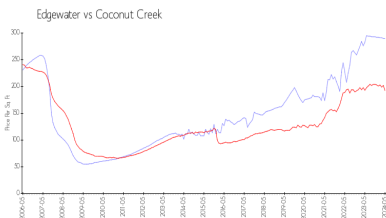
Building Association Information

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
104	984 sq ft	Jun 2024	\$255,000	\$259
308	1,166 sq ft	May 2024	\$350,000	\$300
205	984 sq ft	Apr 2024	\$298,000	\$303
305	984 sq ft	Apr 2024	\$300,000	\$305
202	984 sq ft	Dec 2023	\$307,500	\$313

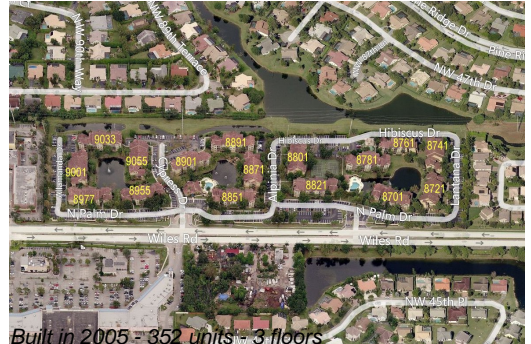
Market Information



Edgewater: \$290/sq. ft.
 Coconut Creek: \$192/sq. ft.
 Coconut Creek: \$192/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Edgewater 2%
 Coconut Creek 3%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Edgewater	58 days
Coconut Creek	61 days
Broward	69 days