

Unit 8851 Wiles Rd # 104 - Edgewater

8851 Wiles Rd # 104 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

Unit Information

MLS Number: F10424059
 Status: Active
 Size: 984 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces
 View: Lake
 List Price: \$285,000
 List PPSF: \$290
 Valuated Price: \$289,000
 Valuated PPSF: \$294

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: 9
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

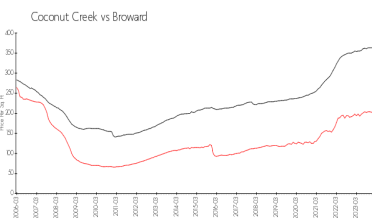
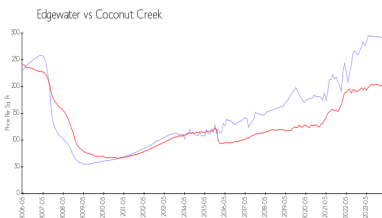
Building Association Information

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
305	984 sq ft	Apr 2024	\$300,000	\$305
202	984 sq ft	Dec 2023	\$307,500	\$313
208	1,166 sq ft	Aug 2023	\$325,000	\$279
306	984 sq ft	Aug 2023	\$300,000	\$305
101	733 sq ft	Aug 2023	\$232,000	\$317

Market Information



Edgewater: \$292/sq. ft.
 Coconut Creek: \$197/sq. ft.
 Coconut Creek: \$197/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Edgewater 2%
 Coconut Creek 2%
 Broward 3%



Avg. Time to Close Over Last 12 Months

Edgewater	55 days
Coconut Creek	63 days
Broward	66 days