

# Unit 8871 Wiles Rd # 104 - Edgewater

8871 Wiles Rd # 104 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

## Unit Information

MLS Number: F10447722  
 Status: Active  
 Size: 984 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, None, Open Space Parking  
 View: Lake  
 List Price: \$299,900  
 List PPSF: \$305  
 Valuated Price: \$262,000  
 Valuated PPSF: \$266

*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: 7  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

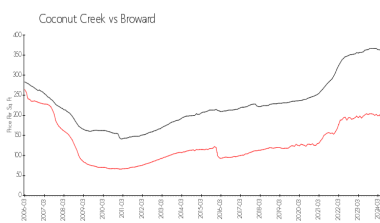
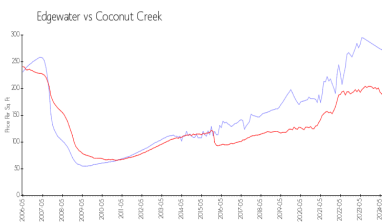
## Building Association Information

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
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
205	984 sq ft	Apr 2024	\$298,000	\$303
305	984 sq ft	Apr 2024	\$300,000	\$305

## Market Information



Edgewater: \$264/sq. ft.      Coconut Creek: \$183/sq. ft.  
 Coconut Creek: \$183/sq. ft.      Broward: \$346/sq. ft.

## Inventory for Sale

Edgewater 4%  
 Coconut Creek 3%  
 Broward 4%



**Avg. Time to Close Over Last 12 Months**

Edgewater	61 days
Coconut Creek	63 days
Broward	72 days