

# Unit 640 Cypress Club Way # B12 - Water's Edge at Deerfield

640 Cypress Club Way # B12 - 800-891 Cypress Park Wy, Deerfield Beach, FL, Broward 33064

## Unit Information

MLS Number:	F10452265
Status:	Active
Size:	807 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Other View
List Price:	\$269,000
List PPSF:	\$333
Valuated Price:	\$163,000
Valuated PPSF:	\$202

*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:	292
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

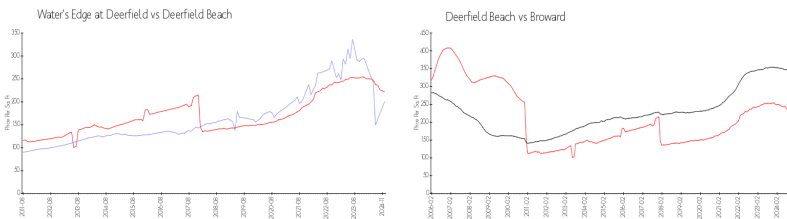
## Building Association Information

Water's Edge Condominium Association  
 Address: 700 Cypress Club Way,  
 Pompano Beach, FL 33064  
 Phone: +1 954-425-0588

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E6	807 sq ft	Jan 2025	\$190,000	\$235
G	954 sq ft	Jan 2025	\$210,000	\$220
D15	605 sq ft	Jan 2025	\$180,000	\$298
G7	605 sq ft	Jan 2025	\$178,500	\$295
	954 sq ft	Jan 2025	\$230,000	\$241

## Market Information



Water's Edge at Deerfield:	\$203/sq. ft.	Deerfield Beach:	\$222/sq. ft.
Deerfield Beach:	\$222/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Water's Edge at Deerfield	5%
Deerfield Beach	5%
Broward	5%



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

Water's Edge at Deerfield	47 days
Deerfield Beach	65 days
Broward	78 days