

# Unit 9001 Wiles Rd # 106 - Edgewater

9001 Wiles Rd # 106 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

## Unit Information

MLS Number: F10473621  
 Status: Active  
 Size: 984 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Lake  
 List Price: \$288,000  
 List PPSF: \$293  
 Valuated Price: \$260,000  
 Valuated PPSF: \$264

*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: 13  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

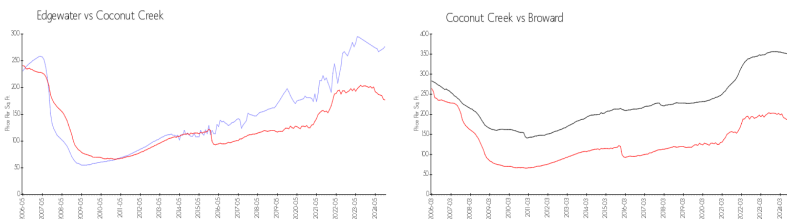
## Building Association Information

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
103	984 sq ft	Dec 2024	\$253,000	\$257
107	733 sq ft	Nov 2024	\$225,000	\$307
105	984 sq ft	Nov 2024	\$240,000	\$244
305	984 sq ft	Nov 2024	\$259,000	\$263
302	1,166 sq ft	Oct 2024	\$327,000	\$280

## Market Information



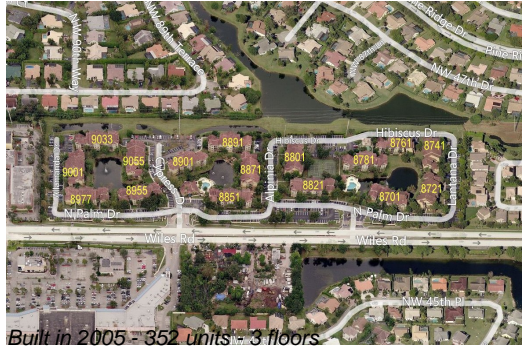
Edgewater: \$277/sq. ft.  
 Coconut Creek: \$177/sq. ft.  
 Coconut Creek: \$177/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Edgewater 4%  
 Coconut Creek 4%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

Edgewater 71 days



Coconut Creek  
Broward

68 days  
76 days