

# Unit 8781 Wiles Rd # 203 - Edgewater

8781 Wiles Rd # 203 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

## Unit Information

MLS Number: RX-10980380  
 Status: Active  
 Size: 984 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2  
 View:  
 List Price: \$298,000  
 List PPSF: \$303  
 Valuated Price: \$292,000  
 Valuated PPSF: \$297

*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: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

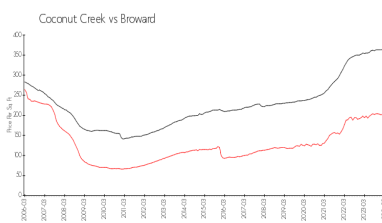
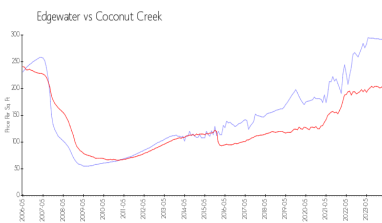
## Building Association Information

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
308	1,166 sq ft	May 2024	\$350,000	\$300
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

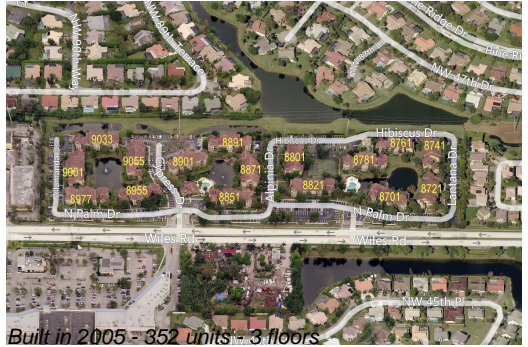
## Market Information



Edgewater: \$292/sq. ft.      Coconut Creek: \$197/sq. ft.  
 Coconut Creek: \$197/sq. ft.      Broward: \$349/sq. ft.

## Inventory for Sale

Edgewater: 2%  
 Coconut Creek: 3%  
 Broward: 4%



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

Edgewater	56 days
Coconut Creek	62 days
Broward	67 days