

Unit 4570 NW 18th Ave # 308 - Waters Edge Towers 4550&4570

4570 NW 18th Ave # 308 - 4550 NW 18 Ave, Deerfield Beach, FL, Broward 33064

Unit Information

MLS Number:	RX-10999499
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Lake, Other
List Price:	\$239,000
List PPSF:	\$223
Valuated Price:	\$226,000
Valuated PPSF:	\$211

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:	140
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

Waters Edge Towers
 Address: 4570 NW 18th Ave,
 Pompano Beach, FL 33064
 Phone: +1 954-781-8492

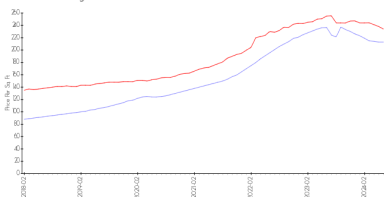
<https://watersedgetowers.org/>

Recent Sales

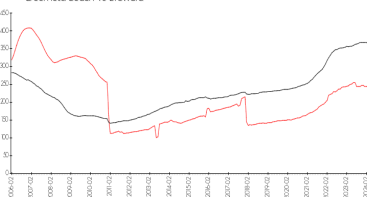
Unit #	Size	Closing Date	Sale Price	PPSF
204	930 sq ft	Jul 2024	\$192,000	\$206
409	1,070 sq ft	Jun 2024	\$265,000	\$248
205	930 sq ft	Apr 2024	\$195,000	\$210
704	932 sq ft	Nov 2023	\$182,000	\$195
707	1,070 sq ft	Sep 2023	\$260,000	\$243

Market Information

Waters Edge Towers 4550&4570 vs Deerfield Beach



Deerfield Beach vs Broward



Waters Edge Towers 4550&4570: \$213/sq. ft.

Deerfield Beach: \$234/sq. ft.

Deerfield Beach: \$234/sq. ft.

Broward: \$349/sq. ft.

Inventory for Sale



Waters Edge Towers 4550&4570	3%
Deerfield Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Waters Edge Towers 4550&4570	54 days
Deerfield Beach	63 days
Broward	70 days