

# Unit 8801 Wiles Rd # 302 - Edgewater

8801 Wiles Rd # 302 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

## Unit Information

MLS Number: RX-11007686  
 Status: Active  
 Size: 1,166 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 0  
 View:  
 List Price: \$339,000  
 List PPSF: \$291  
 Valuated Price: \$300,000  
 Valuated PPSF: \$257

*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: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 2

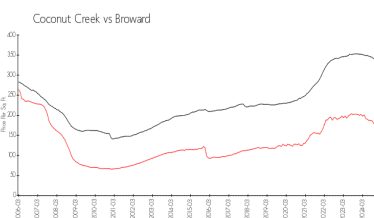
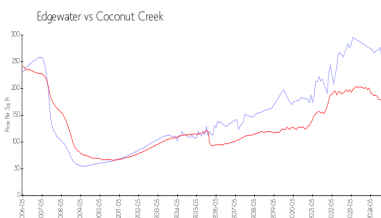
## Building Association Information

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
204	984 sq ft	Apr 2025	\$256,500	\$261
201	733 sq ft	Mar 2025	\$190,000	\$259
208	1,166 sq ft	Dec 2024	\$31,000	\$27
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

## Market Information

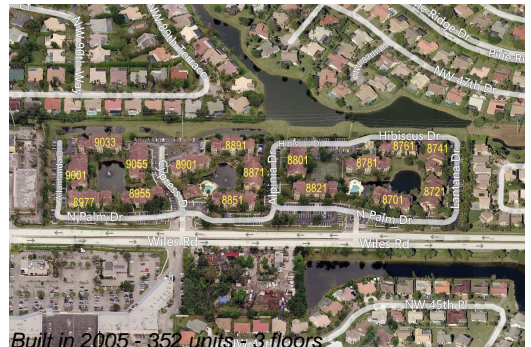


Edgewater: \$251/sq. ft.  
 Coconut Creek: \$171/sq. ft.

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 Broward: \$324/sq. ft.

## Inventory for Sale

Edgewater 3%  
 Coconut Creek 4%  
 Broward 5%



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

Edgewater	65 days
Coconut Creek	80 days
Broward	83 days