

# Unit 8801 Wiles Rd # 107 - Edgewater

8801 Wiles Rd # 107 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

## Unit Information

MLS Number: RX-11038241  
 Status: Active  
 Size: 1,166 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Garden  
 List Price: \$329,000  
 List PPSF: \$282  
 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: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

Edgewater Condominium Assn  
 8931 Wiles Rd  
 Coral Springs, FL 33067 1992  
 Phone: (954) 344-3601  
 Email: mail@edgewatercondosbc.com

## Recent Sales

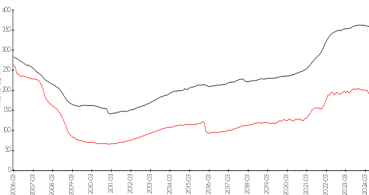
Unit #	Size	Closing Date	Sale Price	PPSF
305	984 sq ft	Nov 2024	\$259,000	\$263
302	1,166 sq ft	Oct 2024	\$327,000	\$280
107	733 sq ft	Aug 2024	\$235,000	\$321
207	733 sq ft	Jun 2024	\$210,000	\$286
103	984 sq ft	Jun 2024	\$285,000	\$290
104	984 sq ft	Jun 2024	\$255,000	\$259

## Market Information

Edgewater vs Coconut Creek



Coconut Creek vs Broward



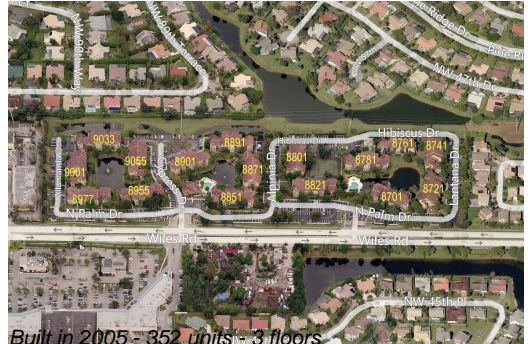
Edgewater: \$256/sq. ft.  
 Coconut Creek: \$185/sq. ft.

Coconut Creek: \$185/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Edgewater 3%  
 Coconut Creek 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Edgewater  
Coconut Creek  
Broward

62 days  
66 days  
74 days