

# 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

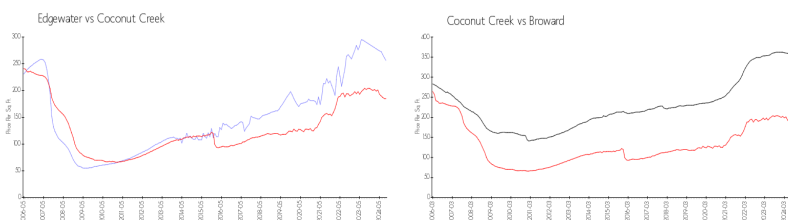
## Building Association Information

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



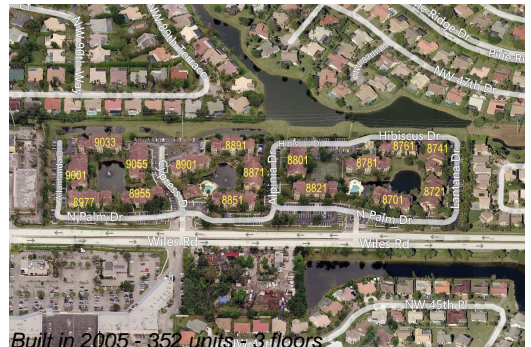
Edgewater: \$256/sq. ft.  
Coconut Creek: \$185/sq. ft.

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