

# Unit 9001 Wiles Rd # 201 - Edgewater

9001 Wiles Rd # 201 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

## Unit Information

MLS Number: RX-11038792  
 Status: Active  
 Size: 733 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 0  
 View:  
 List Price: \$219,900  
 List PPSF: \$300  
 Valuated Price: \$181,000  
 Valuated PPSF: \$247

*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: 12  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

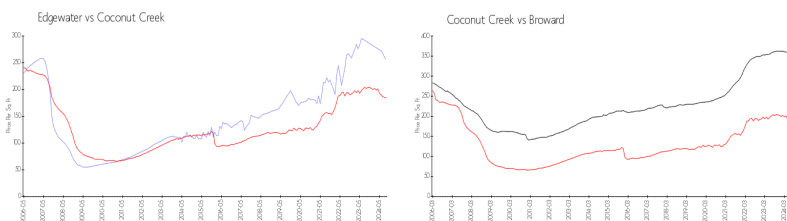
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 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 |
| 302    | 1,166 sq ft | Oct 2024     | \$327,000  | \$280 |
| 107    | 733 sq ft   | Aug 2024     | \$235,000  | \$321 |

## Market Information



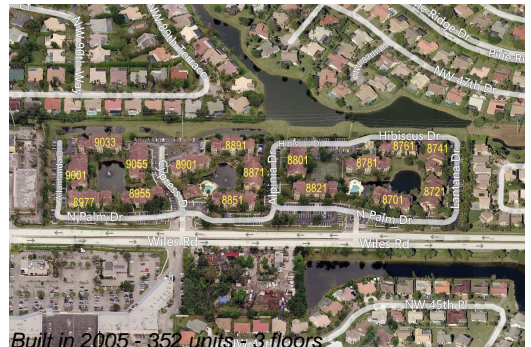
Edgewater: \$256/sq. ft.  
 Coconut Creek: \$185/sq. ft.  
 Coconut Creek: \$185/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Edgewater 3%  
 Coconut Creek 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Edgewater 63 days



Coconut Creek  
Broward

66 days  
75 days