

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:
 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: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

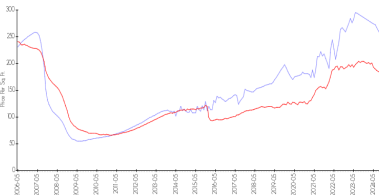
Edgewater Condominium Assn
 8931 Wiles Rd
 Coral Springs, FL 33067 1992
 Phone: (954) 344-3601
 Email: mail@edgewatercondosbc.com

Recent Sales

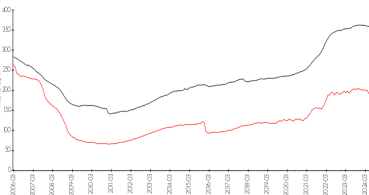
Unit #	Size	Closing Date	Sale Price	PPSF
305	984 sq ft	Nov 2024	\$259,000	\$263
302	1,166 sq ft	Oct 2024	\$327,000	\$280
107	733 sq ft	Aug 2024	\$235,000	\$321
207	733 sq ft	Jun 2024	\$210,000	\$286
103	984 sq ft	Jun 2024	\$285,000	\$290
104	984 sq ft	Jun 2024	\$255,000	\$259

Market Information

Edgewater vs Coconut Creek



Coconut Creek vs Broward



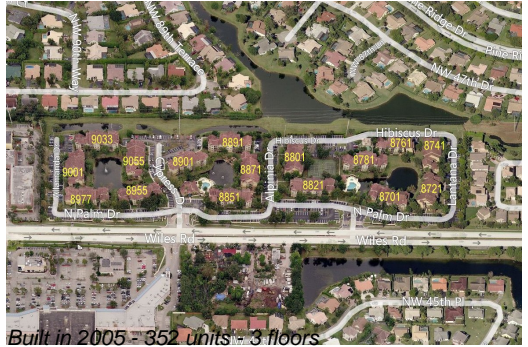
Edgewater: \$256/sq. ft.
 Coconut Creek: \$185/sq. ft.

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