

# Unit 4570 NW 18th Ave # 609 - Waters Edge Towers 4550&4570

4570 NW 18th Ave # 609 - 4550 NW 18 Ave, Deerfield Beach, FL, Broward 33064

## Unit Information

MLS Number:	RX-11143063
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Guest,Open
View:	City,Lake
List Price:	\$249,000
List PPSF:	\$233
Valuated Price:	\$194,000
Valuated PPSF:	\$181

*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:	140
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

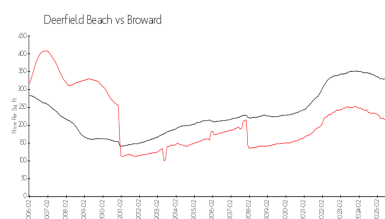
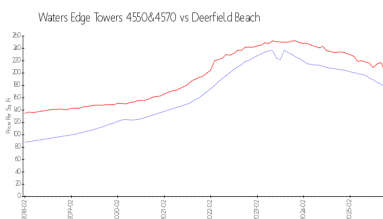
Waters Edge Towers  
Address: 4570 NW 18th Ave,  
Pompano Beach, FL 33064  
Phone: +1 954-781-8492

<https://watersedgetowers.org/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	932 sq ft	Dec 2025	\$190,000	\$204
608	1,070 sq ft	Oct 2025	\$230,000	\$215
702	1,065 sq ft	Oct 2025	\$233,000	\$219
607	1,065 sq ft	Jul 2025	\$173,000	\$162
310	1,160 sq ft	Jun 2025	\$225,000	\$194

## Market Information

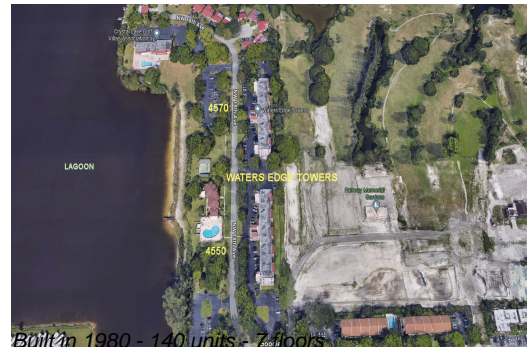


Waters Edge Towers \$178/sq. ft.  
4550&4570:  
Deerfield Beach: \$199/sq. ft.

Deerfield Beach: \$199/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Waters Edge Towers 4550&4570	7%
Deerfield Beach	4%



Broward 4%

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

Waters Edge Towers 4550&4570	98 days
Deerfield Beach	87 days
Broward	88 days