

Unit 8851 Wiles Rd # 104 - Edgewater

8851 Wiles Rd # 104 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

Unit Information

MLS Number: F10424059
 Status: Pending
 Size: 984 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces
 View: Lake
 List Price: \$265,000
 List PPSF: \$269
 Valuated Price: \$288,000
 Valuated PPSF: \$293

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: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

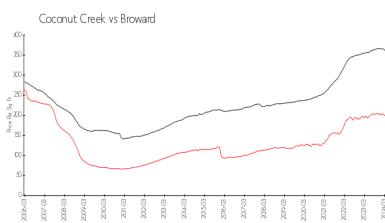
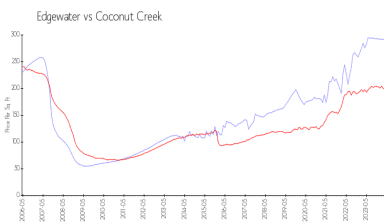
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 308 | 1,166 sq ft | May 2024 | \$350,000 | \$300 |
| 305 | 984 sq ft | Apr 2024 | \$300,000 | \$305 |
| 202 | 984 sq ft | Dec 2023 | \$307,500 | \$313 |
| 208 | 1,166 sq ft | Aug 2023 | \$325,000 | \$279 |
| 306 | 984 sq ft | Aug 2023 | \$300,000 | \$305 |
| 101 | 733 sq ft | Aug 2023 | \$232,000 | \$317 |

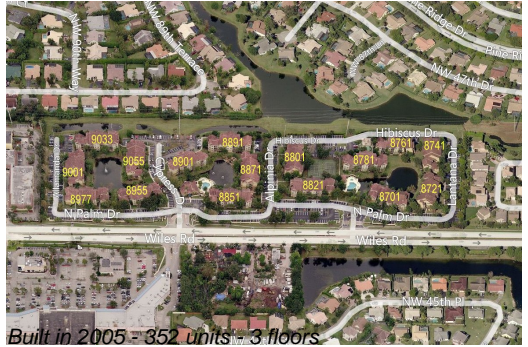
Market Information



Edgewater: \$291/sq. ft.
 Coconut Creek: \$199/sq. ft.
 Coconut Creek: \$199/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Edgewater 1%
 Coconut Creek 3%
 Broward 4%



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Edgewater | 56 days |
| Coconut Creek | 62 days |
| Broward | 67 days |