

Unit 8721 Wiles Rd # 301 - Edgewater

8721 Wiles Rd # 301 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

Unit Information

MLS Number: F10432410
 Status: Active
 Size: 1,166 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces, Guest Parking
 View: Other View
 List Price: \$345,000
 List PPSF: \$296
 Valuated Price: \$349,000
 Valuated PPSF: \$299

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

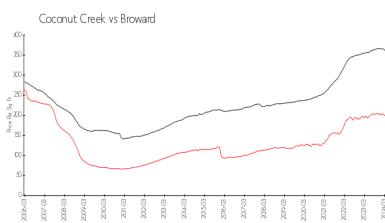
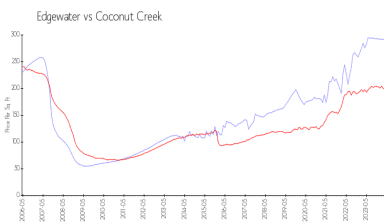
Building Association Information

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

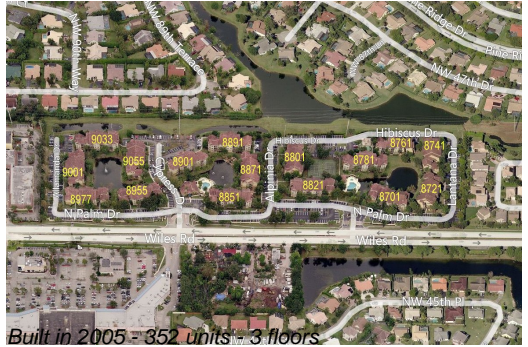
Market Information



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