

Unit 4570 NW 18th Ave # 303 - Waters Edge Towers 4550&4570

4570 NW 18th Ave # 303 - 4550 NW 18 Ave, Deerfield Beach, FL, Broward 33064

Unit Information

MLS Number:	RX-10976696
Status:	Active
Size:	1,060 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest,Open,Vehicle Restrictions
View:	Garden,Lake
List Price:	\$267,000
List PPSF:	\$252
Valuated Price:	\$227,000
Valuated PPSF:	\$212

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:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

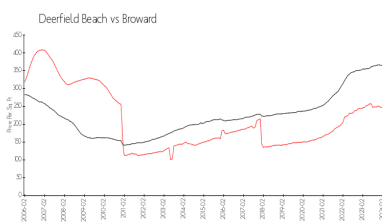
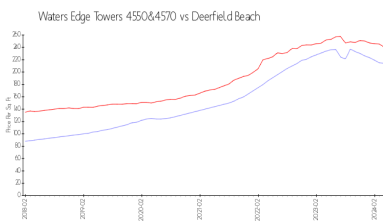
Waters Edge Towers
 Address: 4570 NW 18th Ave,
 Pompano Beach, FL 33064
 Phone: +1 954-781-8492

<https://watersedgetowers.org/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	930 sq ft	Apr 2024	\$195,000	\$210
704	932 sq ft	Nov 2023	\$182,000	\$195
707	1,070 sq ft	Sep 2023	\$260,000	\$243
501	1,155 sq ft	Aug 2023	\$278,000	\$241
509	1,065 sq ft	Jun 2023	\$218,000	\$205
206	1,065 sq ft	Jun 2023	\$235,000	\$221
307	1,065 sq ft	Jun 2023	\$250,000	\$235

Market Information



Waters Edge Towers \$214/sq. ft.
 4550&4570:
 Deerfield Beach: \$240/sq. ft.

Deerfield Beach: \$240/sq. ft.
 Broward: \$351/sq. ft.



Inventory for Sale

Waters Edge Towers 4550&4570	3%
Deerfield Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Waters Edge Towers 4550&4570	66 days
Deerfield Beach	60 days
Broward	67 days