

# Unit 1574 Le Baron Ave - Le Baron

1574 Le Baron Ave - 1520-1525 Le Baron Ave, Jacksonville, FL, Duval 32207

## Unit Information

MLS Number:	1258940
Status:	Active
Size:	1,367 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Parking,Assigned,Covered,Secured
View:	Bridge(s),City,River,Trees/Woods,Water
List Price:	\$345,000
List PPSF:	\$252
Valuated Price:	\$328,000
Valuated PPSF:	\$240

*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:	42
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

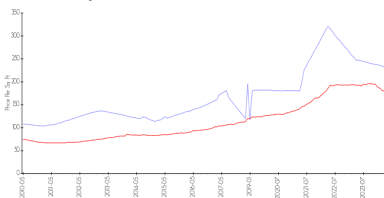
Le Baron Condominium Association Inc  
6015 Morrow St East  
Jacksonville, FL 32217

## Recent Sales

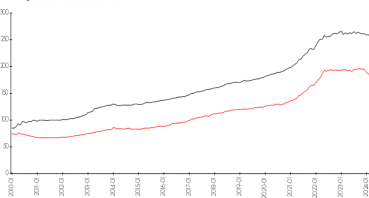
Unit #	Size	Closing Date	Sale Price	PPSF
1562	1,332 sq ft	Sep 2023	\$332,000	\$249
1523	1,332 sq ft	May 2023	\$320,000	\$240

## Market Information

Le Baron vs Jacksonville



Jacksonville vs Duval



Le Baron: \$233/sq. ft.  
Jacksonville: \$180/sq. ft.

Jacksonville: \$180/sq. ft.  
Duval: \$222/sq. ft.

## Inventory for Sale

Le Baron	2%
Jacksonville	1%
Duval	1%

## Avg. Time to Close Over Last 12 Months

Le Baron	n/a
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Jacksonville  
Duval

46 days  
45 days