

# Unit 806 - Hillsboro Light Towers

806 - 2639 N Riverside Dr, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: A1195562  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$579,000  
 List PPSF: \$579  
 Valuated Price: \$383,000  
 Valuated PPSF: \$383

*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: 78  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

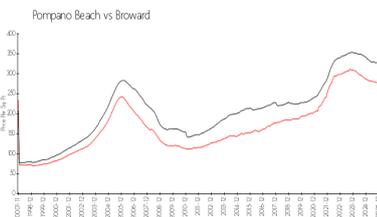
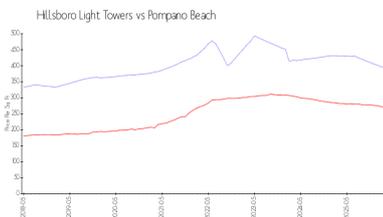
Hillsboro Light Towers Association  
 1200 Clint Moore Road # 8  
 Boca Raton, FL 33487  
 (954) 782-5686

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	1,000 sq ft	Mar 2026	\$375,000	\$375
605	1,000 sq ft	Feb 2026	\$375,000	\$375
602	1,000 sq ft	Jul 2025	\$580,000	\$580
901	1,000 sq ft	Jun 2025	\$460,000	\$460

## Market Information



Hillsboro Light Towers:	\$396/sq. ft.	Pompano Beach:	\$272/sq. ft.
Pompano Beach:	\$272/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale

Hillsboro Light Towers: 5%  
 Pompano Beach: 6%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months



Hillsboro Light Towers  
Pompano Beach  
Broward

154 days  
89 days  
89 days