

# Unit 311 - Opal Towers West

311 - 1150 Hillsboro Mile, Hillsboro Beach, FL, Broward 33062

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | F10433177              |
| Status:         | Active                 |
| Size:           | 1,030 Sq ft.           |
| Bedrooms:       | 1                      |
| Full Bathrooms: | 1                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Guest Parking |
| View:           | Intracoastal View      |
| List Price:     | \$385,000              |
| List PPSF:      | \$374                  |
| Valuated Price: | \$366,000              |
| Valuated PPSF:  | \$355                  |

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:                         | 135 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 3   |

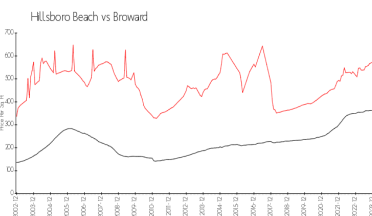
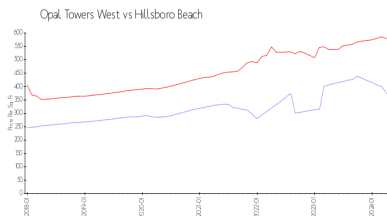
## Building Association Information

Opal Towers West  
 Address: 1150 Hillsboro Mile,  
 Hillsboro Beach, FL 33062  
 Phone: +1 954-429-0311

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 912    | 1,330 sq ft | Mar 2024     | \$550,000  | \$414 |
| 911    | 1,030 sq ft | Mar 2024     | \$315,000  | \$306 |
| 409    | 1,330 sq ft | Mar 2024     | \$630,000  | \$474 |
| 1014   | 1,330 sq ft | Oct 2023     | \$592,500  | \$445 |
| 503    | 1,330 sq ft | Sep 2023     | \$618,000  | \$465 |

## Market Information



Opal Towers West: \$374/sq. ft.  
 Hillsboro Beach: \$579/sq. ft.

Hillsboro Beach: \$579/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

|                  |    |
|------------------|----|
| Opal Towers West | 4% |
| Hillsboro Beach  | 2% |
| Broward          | 3% |



## **Avg. Time to Close Over Last 12 Months**

|                  |         |
|------------------|---------|
| Opal Towers West | 50 days |
| Hillsboro Beach  | 57 days |
| Broward          | 67 days |