

# Unit 203W - Hillsboro Le Baron (East & West)

203W - 1050 Hillsboro Mile, Hillsboro Beach, FL, Broward 33062

## Unit Information

MLS Number: F10466685  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Intracoastal View  
 List Price: \$499,950  
 List PPSF: \$500  
 Valuated Price: \$498,000  
 Valuated PPSF: \$498

*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: 160  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

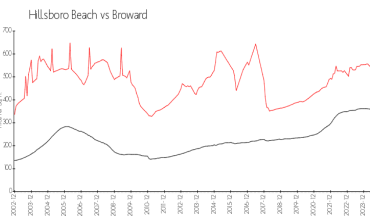
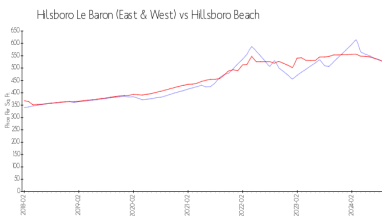
## Building Association Information

Hillsboro Le Baron Apartments  
 Address: 1051 Hillsboro Mile,  
 Hillsboro Beach, FL 33062  
 Phone: +1 954-946-1880

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
904e	1,000 sq ft	Aug 2024	\$740,000	\$740
411e	1,200 sq ft	Aug 2024	\$770,000	\$642
905E	1,000 sq ft	Aug 2024	\$630,000	\$630
806W	1,000 sq ft	Apr 2024	\$495,000	\$495
511E	1,200 sq ft	Apr 2024	\$749,999	\$625

## Market Information



Hillsboro Le Baron (East & West):	\$524/sq. ft.	Hillsboro Beach:	\$526/sq. ft.
Hillsboro Beach:	\$526/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Hillsboro Le Baron (East & West) 5%  
 Hillsboro Beach 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Hillsboro Le Baron (East & West) 50 days



Hillsboro Beach  
Broward

56 days  
74 days