

# 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

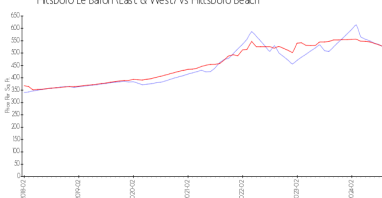
Hillsboro Le Baron Apartments  
Address: 1051 Hillsboro Mile,  
Hillsboro Beach, FL 33062  
Phone: +1 954-946-1880

## Recent Sales

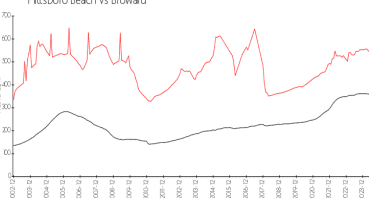
Unit #	Size	Closing Date	Sale Price	PPSF
904e	1,000 sq ft	Aug 2024	\$740,000	\$740
411e	1,200 sq ft	Aug 2024	\$770,000	\$642
905E	1,000 sq ft	Aug 2024	\$630,000	\$630
806W	1,000 sq ft	Apr 2024	\$495,000	\$495
511E	1,200 sq ft	Apr 2024	\$749,999	\$625

## Market Information

Hillsboro Le Baron (East & West) vs Hillsboro Beach



Hillsboro Beach vs Broward



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

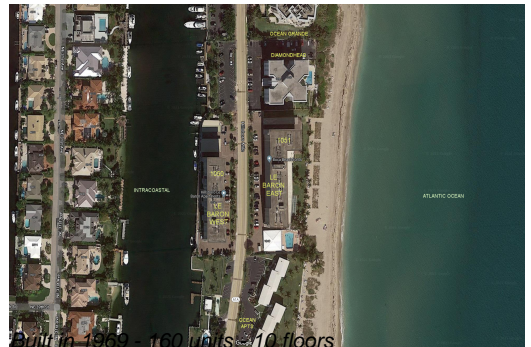
Hillsboro Beach: \$526/sq. ft.  
Broward: \$339/sq. ft.

## 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
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Hillsboro Beach  
Broward

56 days  
74 days