

# Unit 304 - Hillsboro Island House

304 - 1160 Hillsboro Mile, Hillsboro Beach, FL, Broward 33062

## Unit Information

MLS Number: F10470445  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Covered Parking,Guest Parking  
 View: Intracoastal View  
 List Price: \$574,900  
 List PPSF: \$479  
 Valuated Price: \$549,000  
 Valuated PPSF: \$458

*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.*

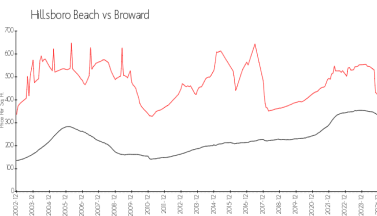
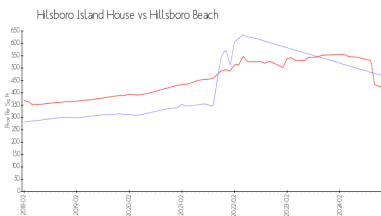
## Building Information

Number of units: 64  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	1,200 sq ft	Mar 2024	\$525,000	\$438
202	1,350 sq ft	Mar 2024	\$625,000	\$463

## Market Information



Hillsboro Island House:	\$470/sq. ft.	Hillsboro Beach:	\$420/sq. ft.
Hillsboro Beach:	\$420/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Hillsboro Island House: 3%  
 Hillsboro Beach: 5%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Hillsboro Island House: 160 days  
 Hillsboro Beach: 59 days  
 Broward: 78 days

