

Unit 901 - Hillsboro Light Towers

901 - 2639 N Riverside Dr, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	RX-10968825
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Intracoastal,Ocean,Pool
List Price:	\$598,000
List PPSF:	\$598
Valuated Price:	\$494,000
Valuated PPSF:	\$494

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:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

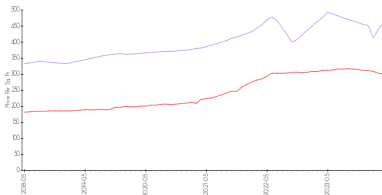
Hillsboro Light Towers Association
 1200 Clint Moore Road # 8
 Boca Raton, FL 33487
 (954) 782-5686

Recent Sales

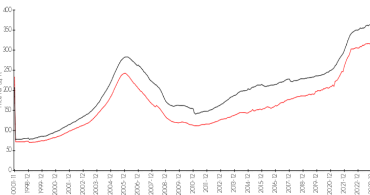
Unit #	Size	Closing Date	Sale Price	PPSF
1003	1,000 sq ft	Mar 2024	\$640,000	\$640
303	1,000 sq ft	Feb 2024	\$380,000	\$380
801	1,000 sq ft	Jan 2024	\$575,000	\$575
505	1,000 sq ft	Nov 2023	\$495,000	\$495
1006	1,000 sq ft	Oct 2023	\$531,500	\$532

Market Information

Hillsboro Light Towers vs Pompano Beach



Pompano Beach vs Broward



Hillsboro Light Towers:	\$460/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Hillsboro Light Towers	4%
Pompano Beach	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Hillsboro Light Towers	70 days
Pompano Beach	72 days
Broward	67 days