

Unit 601W - Hillsboro Le Baron (East & West)

601W - 1050 Hillsboro Mile, Hillsboro Beach, FL, Broward 33062

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | RX-10974782 |
| Status: | Active |
| Size: | 1,200 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Covered,Guest,Under Building |
| View: | Intracoastal,Ocean,Pool |
| List Price: | \$849,000 |
| List PPSF: | \$708 |
| Valuated Price: | \$670,000 |
| Valuated PPSF: | \$558 |

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

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|--|-----|
| Number of units: | 160 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

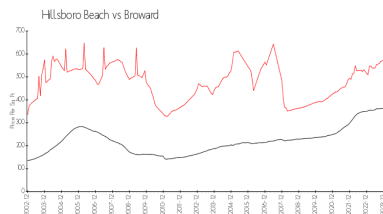
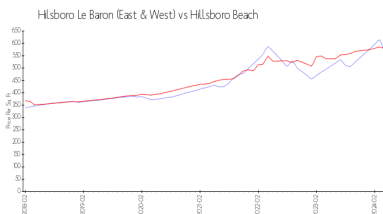
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 806W | 1,000 sq ft | Apr 2024 | \$495,000 | \$495 |
| 511E | 1,200 sq ft | Apr 2024 | \$749,999 | \$625 |
| 406E | 1,000 sq ft | Mar 2024 | \$595,000 | \$595 |
| 807W | 1,200 sq ft | Jan 2024 | \$550,000 | \$458 |
| 905e | 1,000 sq ft | Nov 2023 | \$550,000 | \$550 |

Market Information

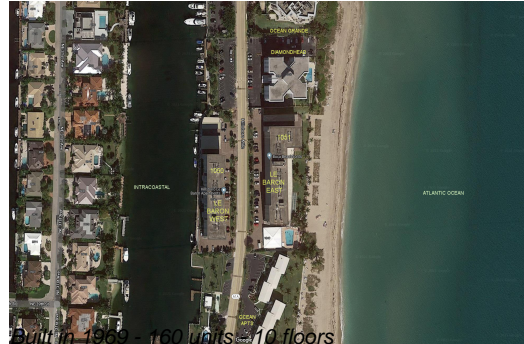


Hillsboro Le Baron (East & West): \$565/sq. ft.
 Hillsboro Beach: \$579/sq. ft.

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

Inventory for Sale

| | |
|----------------------------------|----|
| Hillsboro Le Baron (East & West) | 2% |
| Hillsboro Beach | 2% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------------------|---------|
| Hillsboro Le Baron (East & West) | 60 days |
| Hillsboro Beach | 57 days |
| Broward | 67 days |