

Unit 101 - Horizon House

101 - 2555 NE 11 St, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10428453
Status:	Active
Size:	976 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View,Pool Area View
List Price:	\$268,000
List PPSF:	\$275
Valuated Price:	\$216,000
Valuated PPSF:	\$221

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:	97
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Building Association Information

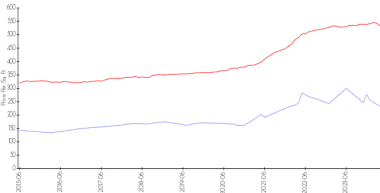
Horizon House Condominium Association Inc
 2555 NE 11th Street Apartment 406
 Fort Lauderdale, FL 33304
 Phone: (954) 565-7932

Recent Sales

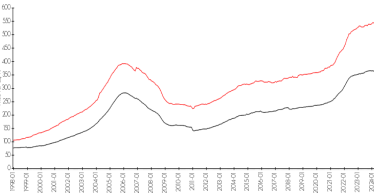
Unit #	Size	Closing Date	Sale Price	PPSF
210	976 sq ft	Jan 2024	\$238,000	\$244
704	710 sq ft	Jan 2024	\$250,000	\$352
808	710 sq ft	Dec 2023	\$269,000	\$379
901	720 sq ft	Jul 2023	\$320,000	\$444
603	949 sq ft	Jun 2023	\$285,000	\$300

Market Information

Horizon House vs Fort Lauderdale



Fort Lauderdale vs Broward

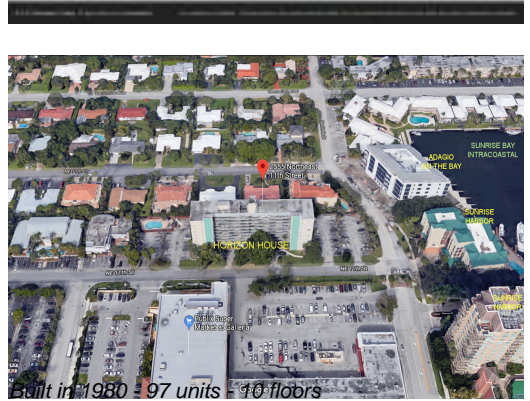


Horizon House: \$232/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Horizon House	8%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Horizon House	55 days
Fort Lauderdale	76 days
Broward	67 days