

Unit 310 - Horizon House

310 - 2555 NE 11 St, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | F10431548 |
| Status: | Active |
| Size: | 976 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking |
| View: | Other View |
| List Price: | \$229,500 |
| List PPSF: | \$235 |
| Valuated Price: | \$221,000 |
| Valuated PPSF: | \$226 |

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 |

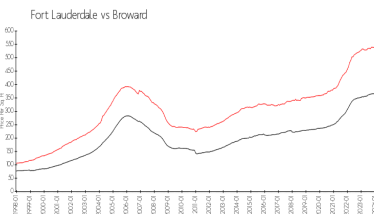
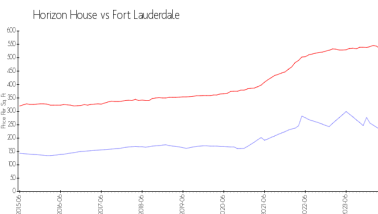
Building Association Information

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

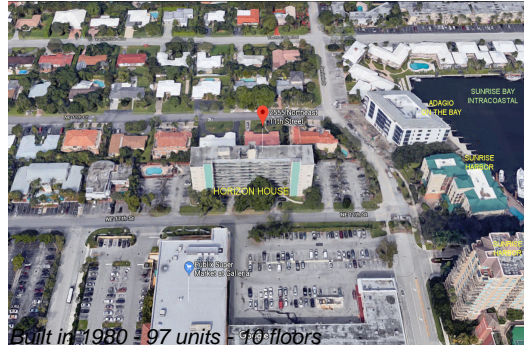


Horizon House: \$232/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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 |