

# Unit 102 - Horizon House

102 - 2555 NE 11 St, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11482297
Status:	Active
Size:	970 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$265,000
List PPSF:	\$273
Valuated Price:	\$281,000
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:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

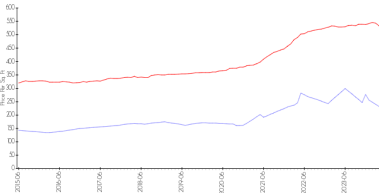
Horizon House Condominium Association Inc  
 2555 NE 11th Street Apartment 406  
 Fort Lauderdale, FL 33304  
 Phone: (954) 565-7932

## Recent Sales

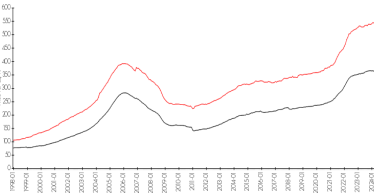
Unit #	Size	Closing Date	Sale Price	PPSF
806	710 sq ft	May 2024	\$240,000	\$338
210	976 sq ft	Jan 2024	\$238,000	\$244
704	710 sq ft	Jan 2024	\$250,000	\$352
808	710 sq ft	Dec 2023	\$269,000	\$379
901	720 sq ft	Jul 2023	\$320,000	\$444

## Market Information

Horizon House vs Fort Lauderdale



Fort Lauderdale vs Broward

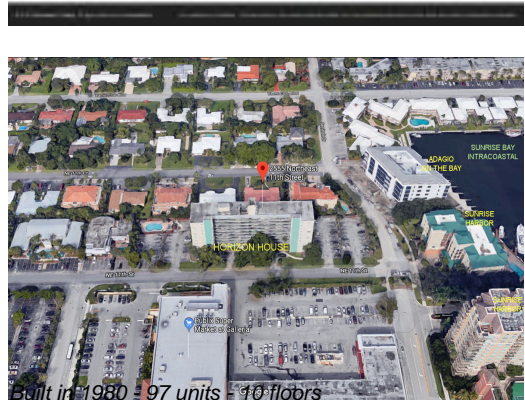


Horizon House: \$232/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.  
 Broward: \$353/sq. ft.

## Inventory for Sale

Horizon House	7%
Fort Lauderdale	4%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Horizon House	58 days
Fort Lauderdale	78 days
Broward	68 days