

# Unit 404 - Horizon House

404 - 2555 NE 11 St, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | F10444403  |
| Status:         | Active     |
| Size:           | 949 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: | 1 Space    |
| View:           | Other View |
| List Price:     | \$240,000  |
| List PPSF:      | \$253      |
| Valuated Price: | \$241,000  |
| Valuated PPSF:  | \$254      |

*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:      | 6  |
| Building inventory for sale:             | 6% |
| Number of sales over the last 12 months: | 4  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

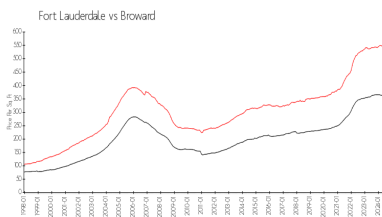
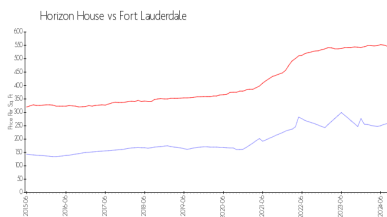
## Building Association Information

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  |
|--------|-----------|--------------|------------|-------|
| 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 |

## Market Information

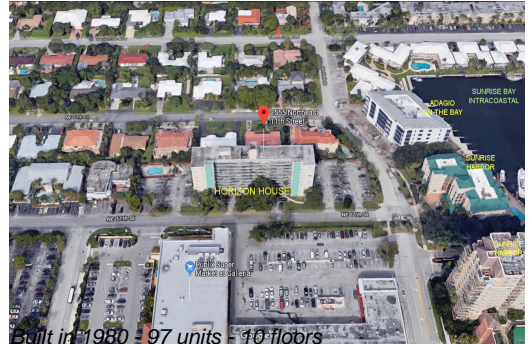


|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Horizon House:   | \$258/sq. ft. | Fort Lauderdale: | \$547/sq. ft. |
| Fort Lauderdale: | \$547/sq. ft. | Broward:         | \$346/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Horizon House   | 6% |
| Fort Lauderdale | 5% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Horizon House  
Fort Lauderdale  
Broward

68 days  
84 days  
72 days