

Unit 2 - Fusion Gardens

2 - 1455 Fusion Gardens, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10449086
 Status: Active
 Size: 1,012 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View: Other View
 List Price: \$325,000
 List PPSF: \$321
 Valuated Price: \$295,000
 Valuated PPSF: \$292

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: 50
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

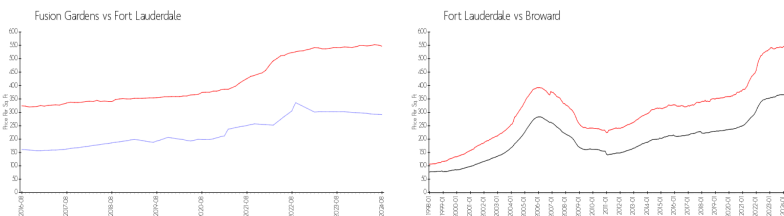
Building Association Information

Fusion
 Address: 1455 Holly Heights Dr,
 Fort Lauderdale, FL 33304

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
19	1,012 sq ft	Oct 2023	\$306,000	\$302

Market Information



Fusion Gardens:	\$291/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Fusion Gardens	4%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Fusion Gardens	9 days
Fort Lauderdale	84 days



Broward

72 days