

# Unit 209 - Horizon House

209 - 2555 NE 11 St, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10460330
Status:	Active
Size:	970 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$240,000
List PPSF:	\$247
Valuated Price:	\$270,000
Valuated PPSF:	\$213

*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:	9
Building inventory for sale:	9%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

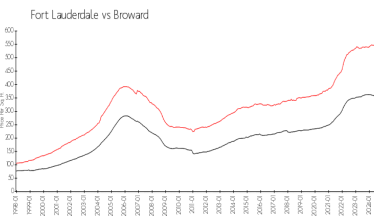
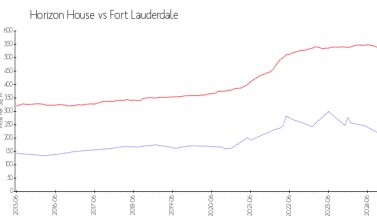
## Building Association Information

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
710	720 sq ft	Oct 2024	\$225,000	\$313
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



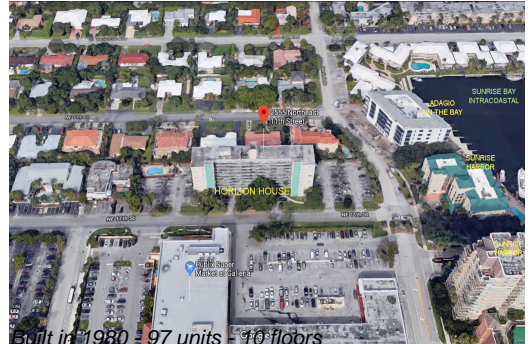
Horizon House:	\$221/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Horizon House	9%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Horizon House	96 days
Fort Lauderdale	86 days



Broward

74 days