

Unit 806 - Horizon House

806 - 2555 NE 11 St, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10468807
Status:	Active
Size:	710 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Intracoastal View
List Price:	\$279,000
List PPSF:	\$393
Valuated Price:	\$214,000
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:	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

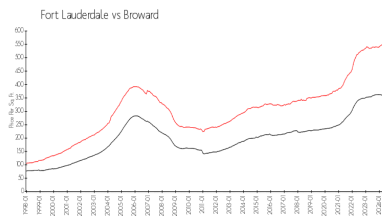
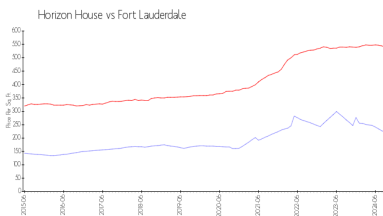
Building Association Information

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



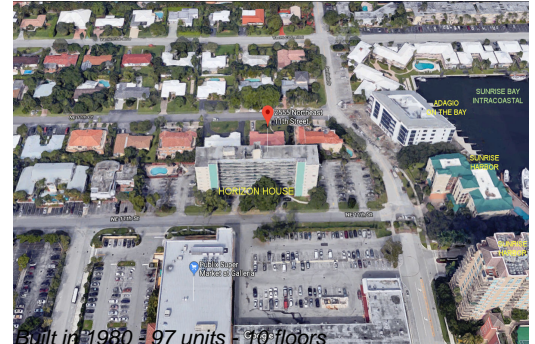
Horizon House:	\$221/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

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



Built in 1980 - 97 units - 10 floors

Broward

74 days