

# 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

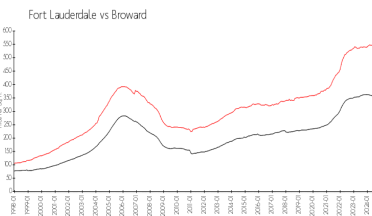
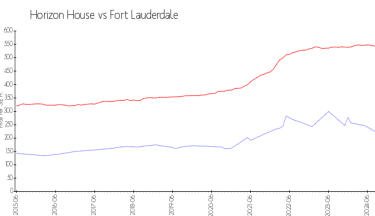
## Building Association Information

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



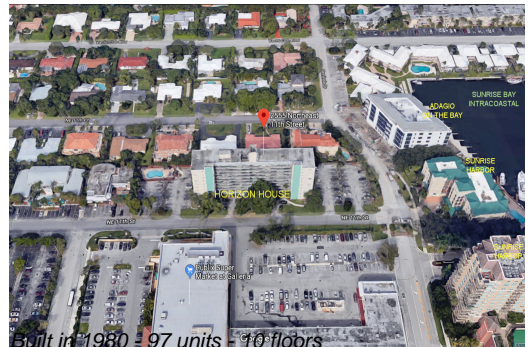
Horizon House: \$221/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## 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



Broward

74 days