

# Unit 2413 - Lauderdale One (2401&2421)

2413 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

## Unit Information

MLS Number: A11617300  
 Status: Active  
 Size: 1,169 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$459,900  
 List PPSF: \$393  
 Valuated Price: \$370,000  
 Valuated PPSF: \$317

*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: 174  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

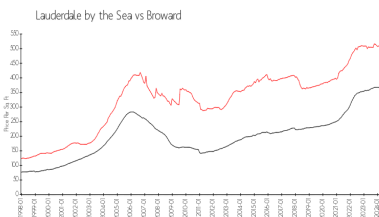
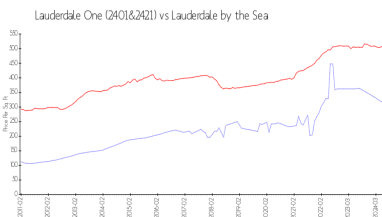
Lauderdale One Condominium Association, Inc.  
 c/o Castle Management, LLC  
 2401 NE 65th Street  
 Fort Lauderdale, FL, 33308  
 Phone : (954) 615-2016

<https://www.lauderdaleone.com/Page/28>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	1,506 sq ft	May 2024	\$410,000	\$272
2-113	1,169 sq ft	May 2024	\$337,000	\$288
601	1,132 sq ft	May 2024	\$360,000	\$318
116	1,325 sq ft	Dec 2023	\$405,000	\$306
312	756 sq ft	Dec 2023	\$315,000	\$417
602	1,388 sq ft	Dec 2023	\$430,000	\$310

## Market Information



Lauderdale One (2401&2421):	\$316/sq. ft.	Lauderdale by the Sea:	\$509/sq. ft.
Lauderdale by the Sea:	\$509/sq. ft.	Broward:	\$349/sq. ft.



### **Inventory for Sale**

Lauderdale One (2401&2421)	7%
Lauderdale by the Sea	2%
Broward	4%

### **Avg. Time to Close Over Last 12 Months**

Lauderdale One (2401&2421)	66 days
Lauderdale by the Sea	82 days
Broward	70 days