

# Unit 1505 - Lauderdale One (2401&2421)

1505 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

## Unit Information

MLS Number: A11696624  
 Status: Active  
 Size: 1,130 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$369,000  
 List PPSF: \$327  
 Valuated Price: \$389,000  
 Valuated PPSF: \$344

*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: 13  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

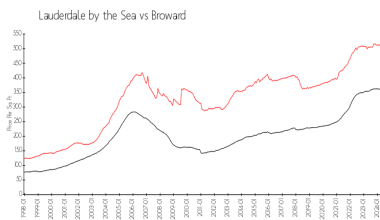
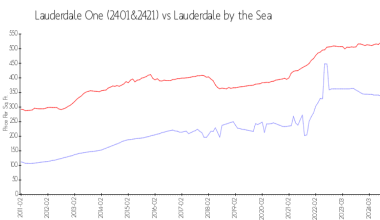
Lauderdale One Condominium Association, Inc.  
 c/o Castle Management, LLC  
 2401 NE 65th Street  
 Fort Lauderdale, FL, 33308  
 Phone : (954) 615-2016

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
418	1,094 sq ft	Sep 2024	\$324,900	\$297
509	1,196 sq ft	Aug 2024	\$365,000	\$305
502	1,173 sq ft	Aug 2024	\$349,900	\$298
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

## Market Information



Lauderdale One (2401&2421):	\$339/sq. ft.	Lauderdale by the Sea:	\$520/sq. ft.
Lauderdale by the Sea:	\$520/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale



Lauderdale One (2401&2421)	7%
Lauderdale by the Sea	3%
Broward	4%

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

Lauderdale One (2401&2421)	88 days
Lauderdale by the Sea	91 days
Broward	74 days