

# Unit 2403 - Lauderdale One (2401&2421)

2403 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

## Unit Information

MLS Number: A11850927  
 Status: Active  
 Size: 1,255 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$370,000  
 List PPSF: \$295  
 Valuated Price: \$378,000  
 Valuated PPSF: \$301

*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: 9  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

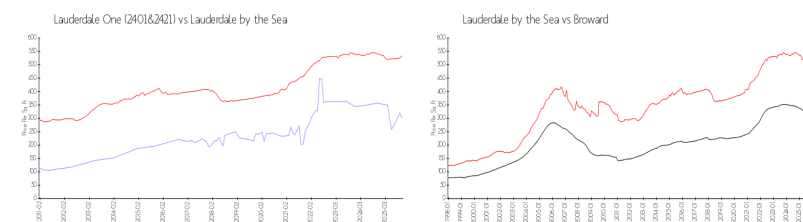
Lauderdale One Condominium Association, Inc.  
 c/o Castle Management, LLC  
 2401 NE 65th Street  
 Fort Lauderdale, FL, 33308  
 Phone : (954) 615-2016

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507	1,388 sq ft	Oct 2025	\$450,000	\$324
203	1,506 sq ft	Sep 2025	\$400,000	\$266
312	1,200 sq ft	Sep 2025	\$335,000	\$279
617	756 sq ft	Jul 2025	\$220,000	\$291
505	1,130 sq ft	Jun 2025	\$295,000	\$261
205	1,130 sq ft	Jun 2025	\$290,000	\$257

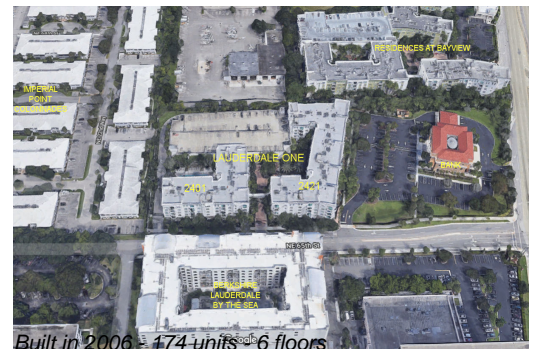
## Market Information



Lauderdale One (2401&2421): \$300/sq. ft.  
 Lauderdale by the Sea: \$533/sq. ft.

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 Broward: \$311/sq. ft.

## Inventory for Sale



Lauderdale One (2401&2421)	5%
Lauderdale by the Sea	3%
Broward	4%

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

Lauderdale One (2401&2421)	128 days
Lauderdale by the Sea	113 days
Broward	88 days