

Unit 1606 - Lauderdale One (2401&2421)

1606 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number:	A11927290
Status:	Active
Size:	756 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$245,000
List PPSF:	\$324
Valuated Price:	\$233,000
Valuated PPSF:	\$308

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

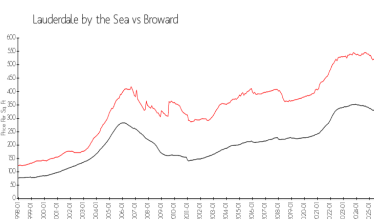
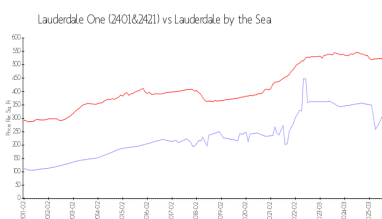
Lauderdale One Condominium Association, Inc.
c/o Castle Management, LLC
2401 NE 65th Street
Fort Lauderdale, FL, 33308
Phone : (954) 615-2016

<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

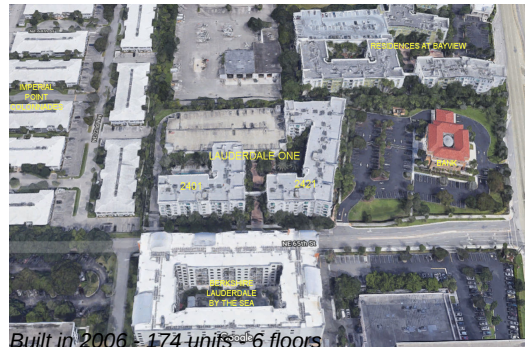


Lauderdale One (2401&2421): \$300/sq. ft.
Lauderdale by the Sea: \$533/sq. ft.

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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