

# Unit 2403 - Lauderdale One (2401&2421)

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

## Unit Information

MLS Number: A11981481  
 Status: Active  
 Size: 1,255 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$370,000  
 List PPSF: \$295  
 Valuated Price: \$334,000  
 Valuated PPSF: \$266

*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: 14  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

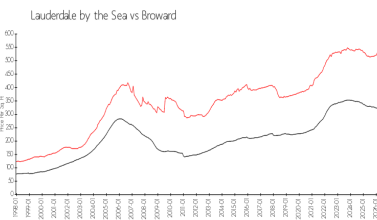
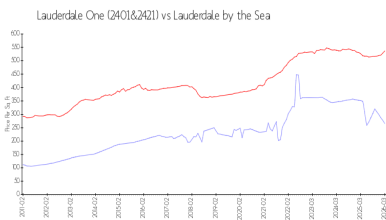
Lauderdale One Condominium Association, Inc.  
 c/o Castle Management, LLC  
 2401 NE 65th Street  
 Fort Lauderdale, FL, 33308  
 Phone : (954) 615-2016

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	756 sq ft	Mar 2026	\$205,000	\$271
508	756 sq ft	Feb 2026	\$225,000	\$298
617	756 sq ft	Feb 2026	\$202,000	\$267
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507	1,388 sq ft	Oct 2025	\$450,000	\$324
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## Market Information



Lauderdale One (2401&2421):	\$265/sq. ft.	Lauderdale by the Sea:	\$537/sq. ft.
Lauderdale by the Sea:	\$537/sq. ft.	Broward:	\$304/sq. ft.

## Inventory for Sale



Lauderdale One (2401&2421)	8%
Lauderdale by the Sea	5%
Broward	6%

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

Lauderdale One (2401&2421)	104 days
Lauderdale by the Sea	103 days
Broward	89 days