

Unit 2103 - Lauderdale One (2401&2421)

2103 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number: F10455903
 Status: Active
 Size: 1,255 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Garden View,Other View
 List Price: \$399,900
 List PPSF: \$319
 Valuated Price: \$415,000
 Valuated PPSF: \$331

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

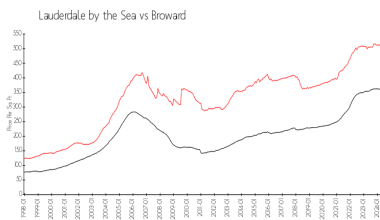
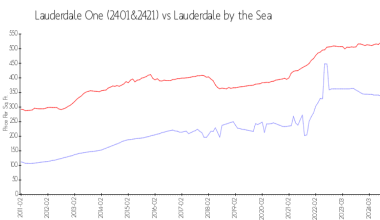
Lauderdale One Condominium Association, Inc.
 c/o Castle Management, LLC
 2401 NE 65th Street
 Fort Lauderdale, FL, 33308
 Phone : (954) 615-2016

<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