

Unit 2617 - Lauderdale One (2401&2421)

2617 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number:	F10461609
Status:	Expired
Size:	756 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Garden View
List Price:	\$282,000
List PPSF:	\$373
Valuated Price:	\$231,000
Valuated PPSF:	\$306

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:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

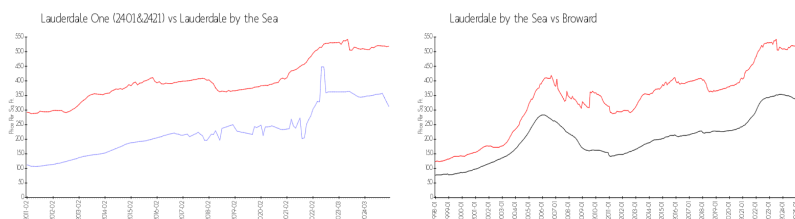
Lauderdale One Condominium Association, Inc.
c/o Castle Management, LLC
2401 NE 65th Street
Fort Lauderdale, FL, 33308
Phone : (954) 615-2016

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
413	1,169 sq ft	Apr 2025	\$410,000	\$351
511	1,120 sq ft	Nov 2024	\$404,900	\$362
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

Market Information



Lauderdale One (2401&2421):	\$299/sq. ft.	Lauderdale by the Sea:	\$517/sq. ft.
Lauderdale by the Sea:	\$517/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

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



Broward 5%

Avg. Time to Close Over Last 12 Months

Lauderdale One (2401&2421)	128 days
Lauderdale by the Sea	103 days
Broward	83 days