

Unit 2617 - Lauderdale One (2401&2421)

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

Unit Information

MLS Number: F10461609
 Status: Active
 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: \$289,900
 List PPSF: \$383
 Valuated Price: \$239,000
 Valuated PPSF: \$316

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: 11
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Building Association Information

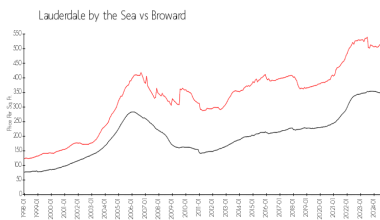
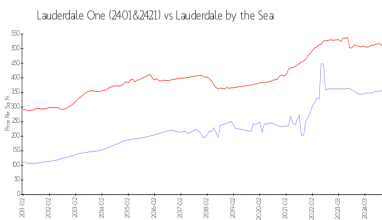
Lauderdale One Condominium Association, Inc.
 c/o Castle Management, LLC
 2401 NE 65th Street
 Fort Lauderdale, FL, 33308
 Phone : (954) 615-2016

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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):	\$308/sq. ft.	Lauderdale by the Sea:	\$510/sq. ft.
Lauderdale by the Sea:	\$510/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale



Lauderdale One (2401&2421)	6%
Lauderdale by the Sea	3%
Broward	5%

Avg. Time to Close Over Last 12 Months

Lauderdale One (2401&2421)	110 days
Lauderdale by the Sea	99 days
Broward	78 days