

Unit 1603 - Lauderdale One (2401&2421)

1603 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number: F10536717
Status: Active
Size: 1,506 Sq ft.
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
View:
List Price: \$449,000
List PPSF: \$298
Valuated Price: \$463,000
Valuated PPSF: \$307

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

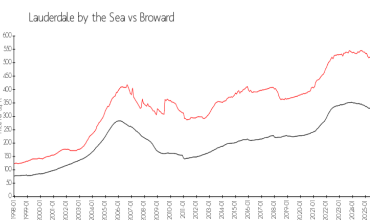
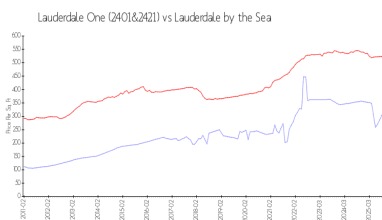
Lauderdale One Condominium Association, Inc.
c/o Castle Management, LLC
2401 NE 65th Street
Fort Lauderdale, FL, 33308
Phone : (954) 615-2016

<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.

Lauderdale by the
Sea: \$533/sq. ft.
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