

Unit 2406 - Lauderdale One (2401&2421)

2406 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number:	F10555037
Status:	Active
Size:	1,506 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Other
List Price:	\$359,900
List PPSF:	\$239
Valuated Price:	\$400,000
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

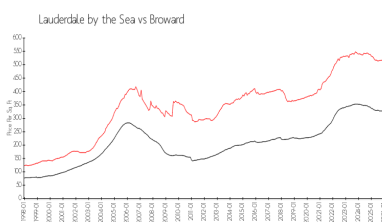
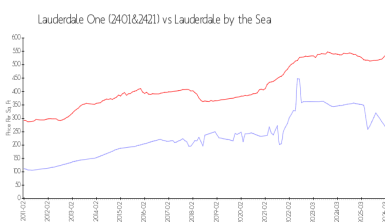
Lauderdale One Condominium Association, Inc.
c/o Castle Management, LLC
2401 NE 65th Street
Fort Lauderdale, FL, 33308
Phone : (954) 615-2016

<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

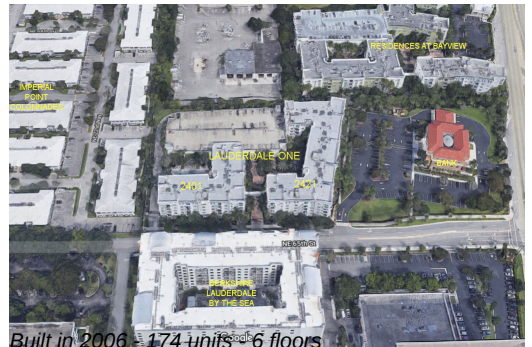


Lauderdale One (2401&2421): \$265/sq. ft.
Lauderdale by the Sea: \$537/sq. ft.

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Broward: \$306/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