

Unit 2103 - Lauderdale One (2401&2421)

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

Unit Information

MLS Number:	RX-10998744
Status:	Active
Size:	1,255 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage - Attached, Garage - Building
View:	Garden
List Price:	\$459,000
List PPSF:	\$366
Valuated Price:	\$401,000
Valuated PPSF:	\$320

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:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Building Association Information

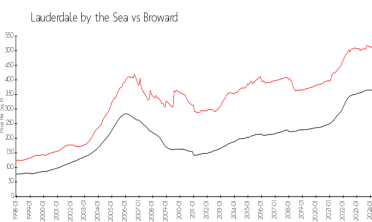
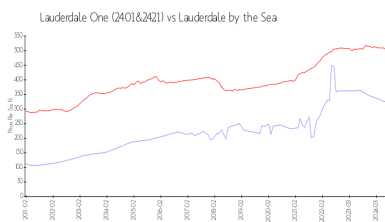
Lauderdale One Condominium Association, Inc.
 c/o Castle Management, LLC
 2401 NE 65th Street
 Fort Lauderdale, FL, 33308
 Phone : (954) 615-2016

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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): \$328/sq. ft.
 Lauderdale by the Sea: \$507/sq. ft.

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 Broward: \$351/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)	87 days
Lauderdale by the Sea	84 days
Broward	72 days