

# Unit 2104 - Lauderdale One (2401&2421)

2104 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

## Unit Information

MLS Number:	RX-11002316
Status:	Active
Size:	845 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Garage - Building,Vehicle Restrictions
View:	
List Price:	\$309,000
List PPSF:	\$366
Valuated Price:	\$279,000
Valuated PPSF:	\$330

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:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

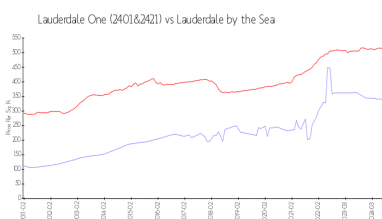
Lauderdale One Condominium Association, Inc.  
c/o Castle Management, LLC  
2401 NE 65th Street  
Fort Lauderdale, FL, 33308  
Phone : (954) 615-2016

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

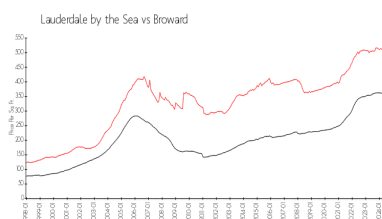
## Recent Sales

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): \$339/sq. ft.  
Lauderdale by the Sea: \$520/sq. ft.



Lauderdale by the Sea: \$520/sq. ft.  
Broward: \$340/sq. ft.

## Inventory for Sale

Lauderdale One (2401&2421) 6%



Lauderdale by the Sea	3%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

Lauderdale One (2401&2421)	88 days
Lauderdale by the Sea	87 days
Broward	74 days