Unit 1505 - Lauderdale One (2401&2421)

1505 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number:	A11550697
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	$369,000
List PPSF:	$327
Valuated Price:	$342,000
Valuated PPSF:	$303

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

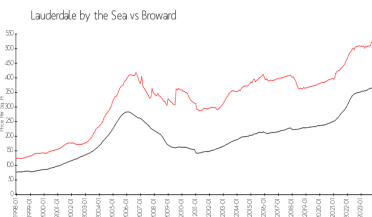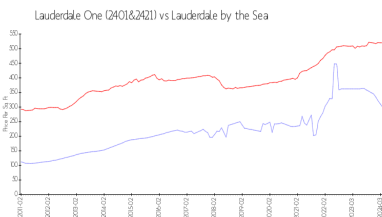*Built in 2006 - 174 units - 6 floors*

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
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
116	1,325 sq ft	Dec 2023	$405,000	$306
312	756 sq ft	Dec 2023	$315,000	$417
602	1,388 sq ft	Dec 2023	$430,000	$310

Market Information

Lauderdale One (2401&2421) vs Lauderdale by the Sea

Lauderdale by the Sea vs Broward

Lauderdale One (2401&2421):	$299/sq. ft.	Lauderdale by the Sea:	$520/sq. ft.
Lauderdale by the Sea:	$520/sq. ft.	Broward:	$351/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)	58 days
Lauderdale by the Sea	82 days
Broward	67 days