

Unit 1511 - Lauderdale One (2401&2421)

1511 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number:	F10408071
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Pool Area View
List Price:	\$424,900
List PPSF:	\$379
Valuated Price:	\$339,000
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

Building Association Information

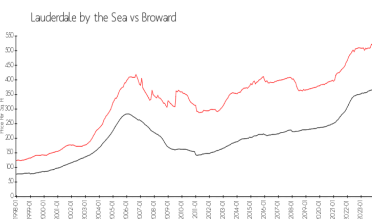
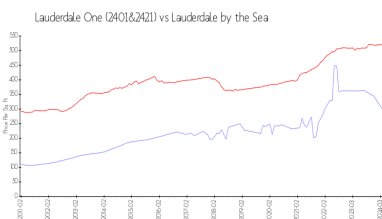
Lauderdale One Condominium Association, Inc.
 c/o Castle Management, LLC
 2401 NE 65th Street
 Fort Lauderdale, FL, 33308
 Phone : (954) 615-2016

<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):	\$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)	59 days
Lauderdale by the Sea	82 days
Broward	67 days