

Unit 2617 - Lauderdale One (2401&2421)

2617 - 2401 NE 65 St, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number:	F10405848
Status:	Active
Size:	756 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Garden View
List Price:	\$309,900
List PPSF:	\$410
Valuated Price:	\$236,000
Valuated PPSF:	\$312

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

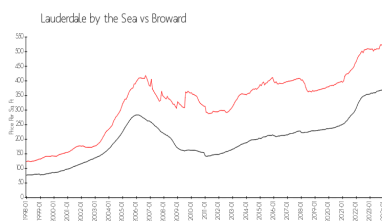
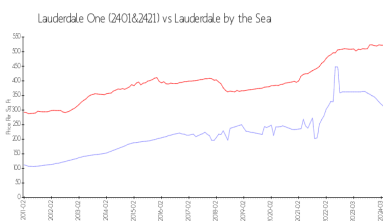
Lauderdale One Condominium Association, Inc.
c/o Castle Management, LLC
2401 NE 65th Street
Fort Lauderdale, FL, 33308
Phone : (954) 615-2016

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

Recent Sales

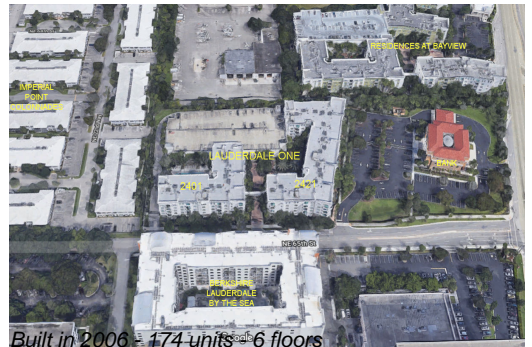
Unit #	Size	Closing Date	Sale Price	PPSF
501	1,506 sq ft	May 2024	\$410,000	\$272
2-113	1,169 sq ft	May 2024	\$337,000	\$288
601	1,132 sq ft	May 2024	\$360,000	\$318
116	1,325 sq ft	Dec 2023	\$405,000	\$306
312	756 sq ft	Dec 2023	\$315,000	\$417
602	1,388 sq ft	Dec 2023	\$430,000	\$310

Market Information



Lauderdale One (2401&2421):
\$304/sq. ft.
Lauderdale by the Sea:
\$524/sq. ft.

Lauderdale by the Sea:
\$524/sq. ft.
Broward:
\$350/sq. ft.



Inventory for Sale

Lauderdale One (2401&2421)	5%
Lauderdale by the Sea	2%
Broward	3%

Avg. Time to Close Over Last 12 Months

Lauderdale One (2401&2421)	59 days
Lauderdale by the Sea	80 days
Broward	68 days