

# Unit 1607 - Four Seasons

1607 - 525 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11685552    |
| Status:         | Withdrawn    |
| Size:           | 1,308 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$2,700,000  |
| List PPSF:      | \$2,064      |
| Valuated Price: | \$2,657,000  |
| Valuated PPSF:  | \$2,222      |

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:                         | 82  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 18% |
| Number of sales over the last 12 months: | 2   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

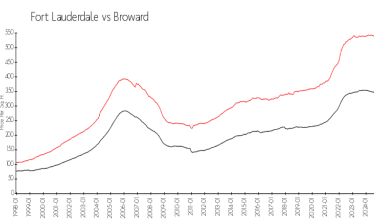
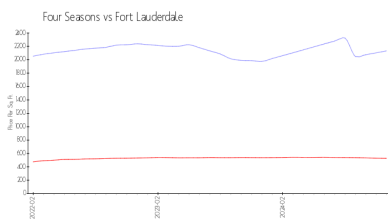
## Building Association Information

Four Seasons  
 Hotel And Residences Fort Lauderdale  
 Address: 525 N Ft Lauderdale Beach Blvd Fort Lauderdale, FL 33304  
 Phone: (754) 336-3100

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1604   | 2,069 sq ft | Sep 2024     | \$3,650,000 | \$1,764 |
| 801    | 2,031 sq ft | Aug 2024     | \$4,750,000 | \$2,339 |

## Market Information



|                  |                |                  |               |
|------------------|----------------|------------------|---------------|
| Four Seasons:    | \$2135/sq. ft. | Fort Lauderdale: | \$527/sq. ft. |
| Fort Lauderdale: | \$527/sq. ft.  | Broward:         | \$334/sq. ft. |

## Inventory for Sale

|                 |     |
|-----------------|-----|
| Four Seasons    | 18% |
| Fort Lauderdale | 6%  |
| Broward         | 5%  |

## Avg. Time to Close Over Last 12 Months

|                 |          |
|-----------------|----------|
| Four Seasons    | 148 days |
| Fort Lauderdale | 90 days  |
| Broward         | 78 days  |

