

# Unit 1604 - Four Seasons

1604 - 525 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | F10419239    |
| Status:         | Active       |
| Size:           | 2,069 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 3            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           | Direct Ocean |
| List Price:     | \$4,199,000  |
| List PPSF:      | \$2,029      |
| Valuated Price: | \$3,865,000  |
| Valuated PPSF:  | \$2,041      |

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:      | 13  |
| Building inventory for sale:             | 15% |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

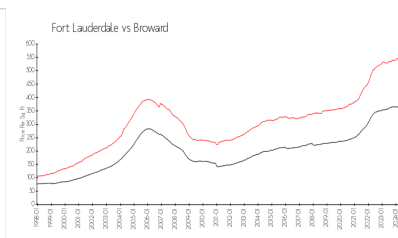
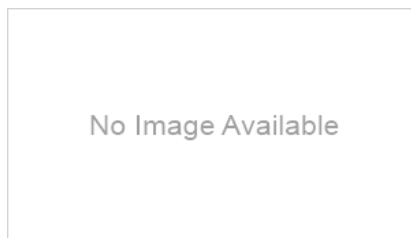
## Building Association Information

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    |
|--------|-------------|--------------|-------------|---------|
| 1608   | 1,857 sq ft | Dec 2023     | \$3,200,000 | \$1,723 |
| 1903   | 2,242 sq ft | Nov 2023     | \$4,600,000 | \$2,052 |
| 1402   | 2,027 sq ft | Nov 2023     | \$4,550,000 | \$2,245 |
| 1504   | 2,069 sq ft | Nov 2023     | \$3,600,000 | \$1,740 |
| 1405   | 1,794 sq ft | Nov 2023     | \$3,900,000 | \$2,174 |

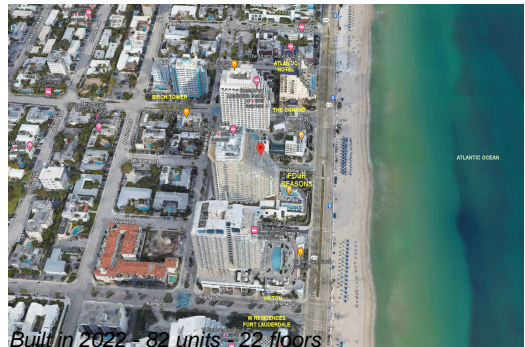
## Market Information



|                  |                |                  |               |
|------------------|----------------|------------------|---------------|
| Four Seasons:    | \$2168/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft.  | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                 |     |
|-----------------|-----|
| Four Seasons    | 16% |
| Fort Lauderdale | 4%  |
| Broward         | 4%  |



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

|                 |          |
|-----------------|----------|
| Four Seasons    | 336 days |
| Fort Lauderdale | 78 days  |
| Broward         | 68 days  |