

# Unit 1804 - Four Seasons

1804 - 525 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10450474
Status:	Active
Size:	2,242 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	Intracoastal View,Ocean View
List Price:	\$4,500,000
List PPSF:	\$2,007
Valuated Price:	\$4,647,000
Valuated PPSF:	\$2,231

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:	14
Building inventory for sale:	17%
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:	1

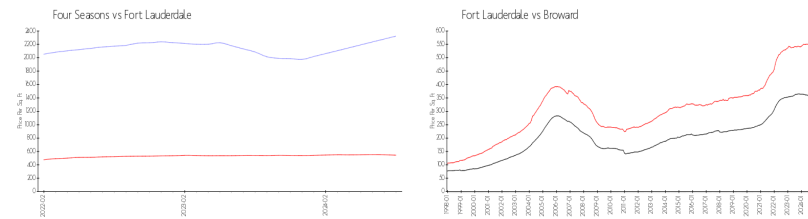
## Building Association Information

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
801	2,031 sq ft	Aug 2024	\$4,750,000	\$2,339
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:	\$2324/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Four Seasons	17%
Fort Lauderdale	5%
Broward	4%



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

Four Seasons	301 days
Fort Lauderdale	84 days
Broward	72 days