

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:	\$4,095,000
Valuated PPSF:	\$1,966

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:	17
Building inventory for sale:	20%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

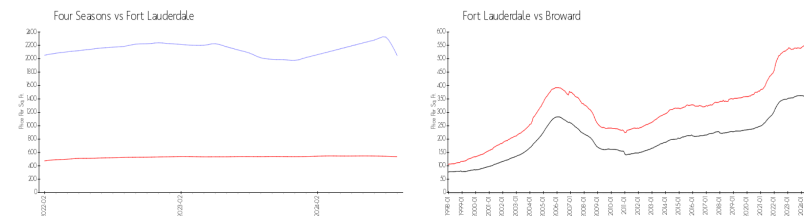
Building Association Information

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
1608	1,857 sq ft	Dec 2023	\$3,200,000	\$1,723

Market Information



Four Seasons:	\$2047/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$340/sq. ft.

Inventory for Sale

Four Seasons	21%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Four Seasons	275 days
Fort Lauderdale	86 days
Broward	74 days

