

Unit 1204 - Four Seasons

1204 - 525 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10463180
Status:	Active
Size:	2,069 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	Ocean View
List Price:	\$3,995,000
List PPSF:	\$1,931
Valuated Price:	\$3,660,000
Valuated PPSF:	\$1,931

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:	16
Building inventory for sale:	19%
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

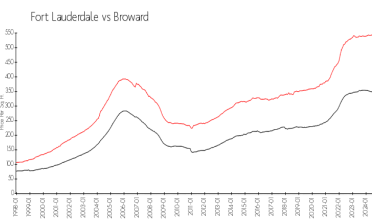
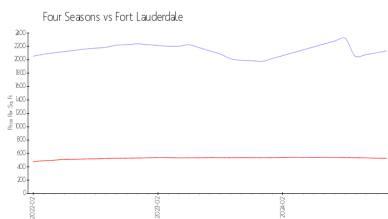
Building Association Information

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	20%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Four Seasons	148 days
Fort Lauderdale	89 days
Broward	78 days

