

# Unit 603 - Four Seasons

603 - 525 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | F10497084    |
| Status:         | Active       |
| Size:           | 2,298 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 4            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$5,800,000  |
| List PPSF:      | \$2,524      |
| Valuated Price: | \$4,188,000  |
| Valuated PPSF:  | \$2,000      |

*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: | 5   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

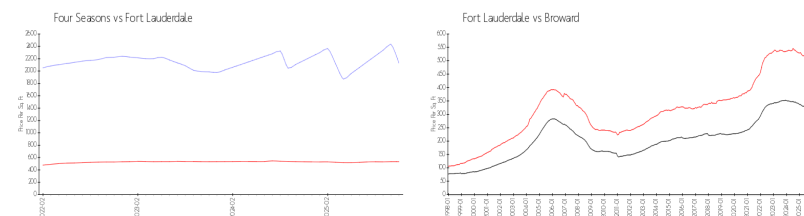
Four Seasons  
Hotel And Residences Fort Lauderdale  
Address: 525 N Ft Lauderdale Beach Blvd Fort Lauderdale, FL 33304  
Phone: (754) 336-3100

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1701   | 3,358 sq ft | Nov 2025     | \$8,126,000 | \$2,420 |
| 1708   | 1,721 sq ft | Nov 2025     | \$2,550,000 | \$1,482 |
| 803    | 2,340 sq ft | Oct 2025     | \$4,925,000 | \$2,105 |
| 1901   | 3,892 sq ft | Apr 2025     | \$7,800,000 | \$2,004 |
| 1501   | 2,575 sq ft | Feb 2025     | \$5,750,000 | \$2,233 |

## Market Information



|                  |                |                  |               |
|------------------|----------------|------------------|---------------|
| Four Seasons:    | \$2128/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft.  | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                 |     |
|-----------------|-----|
| Four Seasons    | 18% |
| Fort Lauderdale | 4%  |
| Broward         | 4%  |

## Avg. Time to Close Over Last 12 Months



Four Seasons  
Fort Lauderdale  
Broward

99 days  
101 days  
88 days