

# Unit 904 - Esplanade on the River

904 - 401 SW 4 Ave, Fort Lauderdale, FL, Broward 33315

## Unit Information

MLS Number: F10535302  
 Status: Active  
 Size: 1,275 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces, Deeded Parking, Guest Parking  
 View:  
 List Price: \$589,000  
 List PPSF: \$462  
 Valuated Price: \$581,000  
 Valuated PPSF: \$456

*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: 139  
 Number of active listings for rent: 5  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

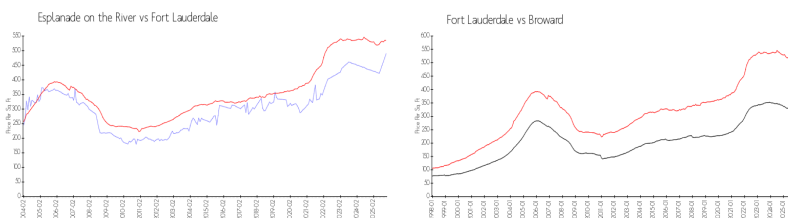
Esplanade on the River Condo association  
 (954) 763-9703

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1204	1,275 sq ft	Nov 2025	\$590,000	\$463
1000	892 sq ft	Aug 2025	\$337,000	\$378
1208	1,236 sq ft	Jun 2025	\$575,000	\$465
505	1,275 sq ft	May 2025	\$630,000	\$494
606	1,546 sq ft	Mar 2025	\$825,000	\$534

## Market Information



Esplanade on the River:	\$490/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Esplanade on the River	3%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Esplanade on the River  
Fort Lauderdale  
Broward

89 days  
101 days  
88 days