

Unit 801 - Four Seasons

801 - 525 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | RX-10965863 |
| Status: | Active |
| Size: | 2,031 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2+ Spaces |
| View: | Ocean,Pool |
| List Price: | \$5,700,000 |
| List PPSF: | \$2,806 |
| Valuated Price: | \$4,431,000 |
| Valuated PPSF: | \$2,182 |

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: | 13 |
| Building inventory for sale: | 15% |
| 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: | 0 |

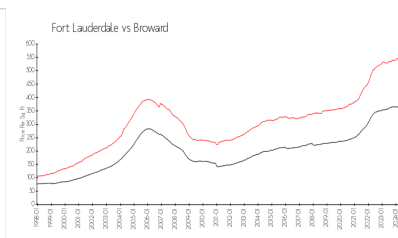
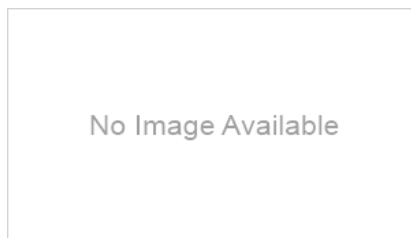
Building Association Information

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 |
|--------|-------------|--------------|-------------|---------|
| 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 |

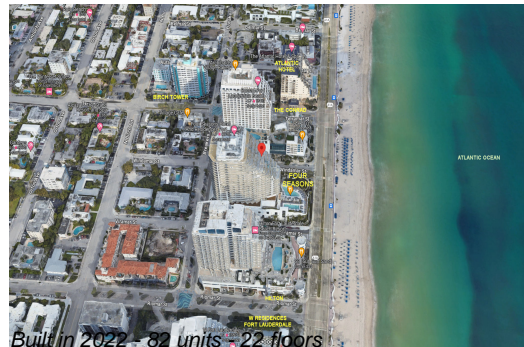
Market Information



| | | | |
|------------------|----------------|------------------|---------------|
| Four Seasons: | \$2168/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------|-----|
| Four Seasons | 16% |
| Fort Lauderdale | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| Four Seasons | 336 days |
| Fort Lauderdale | 78 days |
| Broward | 68 days |