

# Unit 801 - Four Seasons

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

## Unit Information

MLS Number:	RX-10965863
Status:	Cancelled
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:	\$4,586,000
Valuated PPSF:	\$2,258

*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:	5
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

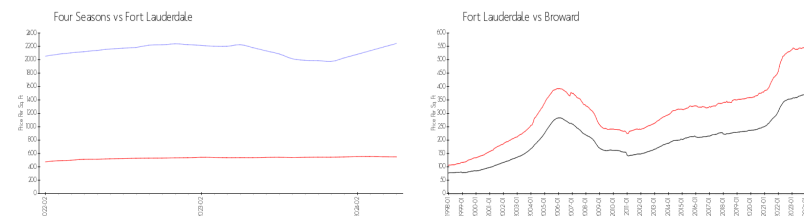
## Building Association Information

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: \$2243/sq. ft.  
Fort Lauderdale: \$549/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Four Seasons	16%
Fort Lauderdale	4%
Broward	3%



**Avg. Time to Close Over Last 12 Months**

Four Seasons	342 days
Fort Lauderdale	79 days
Broward	69 days