

Unit 1903 - L'Hermitage 2

1903 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10411651
Status:	Active
Size:	2,100 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	Intracoastal View,Ocean View,Tennis Court View
List Price:	\$1,950,000
List PPSF:	\$929
Valuated Price:	\$1,950,000
Valuated PPSF:	\$925

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:	221
Number of active listings for rent:	4
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

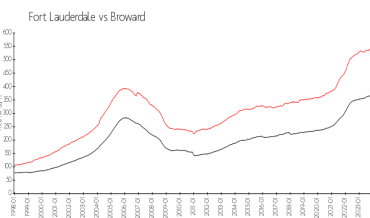
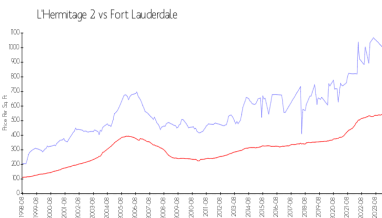
Building Association Information

L'Hermitage 2 Condominium association
 (954) 375-3900 & (954) 630-1602
 guard house: 954 568 0132

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2708-Ph	4,940 sq ft	Apr 2024	\$4,300,000	\$870
809	2,851 sq ft	Mar 2024	\$2,500,000	\$877
1803	2,102 sq ft	Jan 2024	\$2,000,000	\$951
1504 E	2,107 sq ft	Jun 2023	\$2,333,000	\$1,107
2205	1,634 sq ft	Jun 2023	\$1,400,000	\$857

Market Information

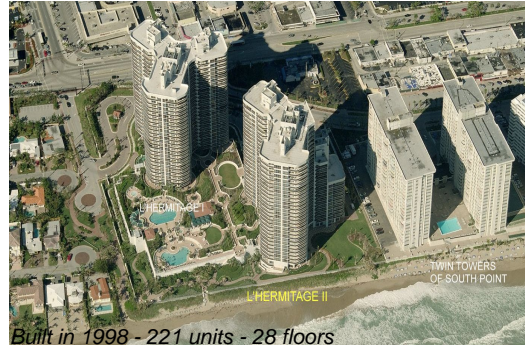


L'Hermitage 2: \$972/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

L'Hermitage 2	4%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

L'Hermitage 2	112 days
Fort Lauderdale	78 days
Broward	68 days