

Unit 409 - L'Hermitage 1

409 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10426313
Status:	Active
Size:	2,762 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Parking-Under Building
View:	Garden View,Ocean View,Pool Area View
List Price:	\$3,000,000
List PPSF:	\$1,086
Valuated Price:	\$1,963,000
Valuated PPSF:	\$711

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:	237
Number of active listings for rent:	4
Number of active listings for sale:	19
Building inventory for sale:	8%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

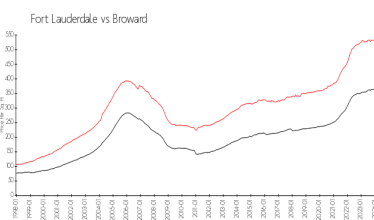
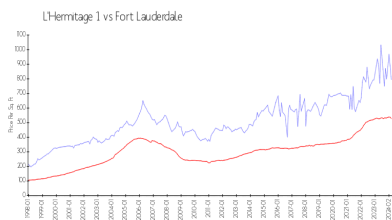
Building Association Information

L'Hermitage 1 Condominium association
 (954) 375-3100
 guard house: 954 568 0132

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1210	2,661 sq ft	Apr 2024	\$3,300,000	\$1,240
1205	1,537 sq ft	Mar 2024	\$1,100,000	\$716
2309	2,762 sq ft	Mar 2024	\$2,900,000	\$1,050
1408	2,318 sq ft	Feb 2024	\$3,400,000	\$1,467
503	1,977 sq ft	Feb 2024	\$1,503,060	\$760

Market Information

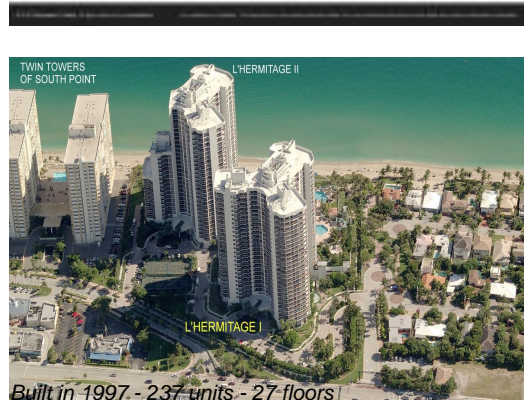


L'Hermitage 1: \$795/sq. ft.
 Fort Lauderdale: \$528/sq. ft.

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 Broward: \$349/sq. ft.

Inventory for Sale

L'Hermitage 1	8%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

L'Hermitage 1	81 days
Fort Lauderdale	76 days
Broward	67 days