

Unit 1904 - L'Hermitage 1

1904 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10428726
 Status: Active
 Size: 1,977 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View: Direct Ocean
 List Price: \$2,100,000
 List PPSF: \$1,062
 Valuated Price: \$1,560,000
 Valuated PPSF: \$789

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

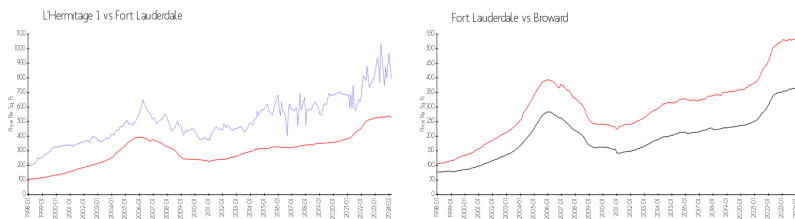
Building Association Information

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

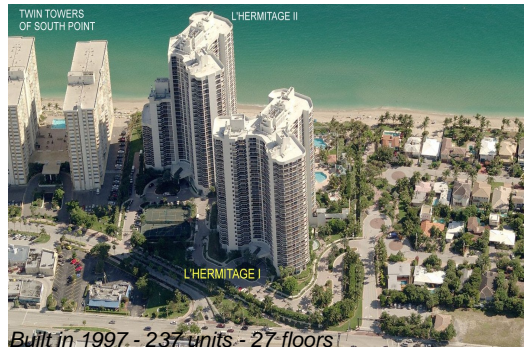
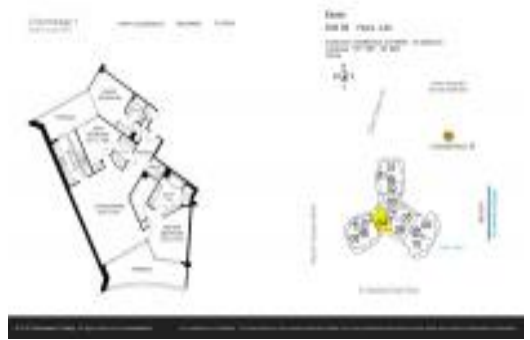


L'Hermitage 1: \$795/sq. ft.
 Fort Lauderdale: \$528/sq. ft.
 Fort Lauderdale: \$528/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



L'Hermitage 1
Fort Lauderdale
Broward

81 days
76 days
67 days