

# Unit 2407 - L'Hermitage 1

2407 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10435824
Status:	Active
Size:	2,086 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space, Parking-Under Building, Valet Parking
View:	Intracoastal View, Ocean View, Direct Ocean
List Price:	\$3,099,000
List PPSF:	\$1,486
Valuated Price:	\$1,929,000
Valuated PPSF:	\$827

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:	16
Building inventory for sale:	6%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

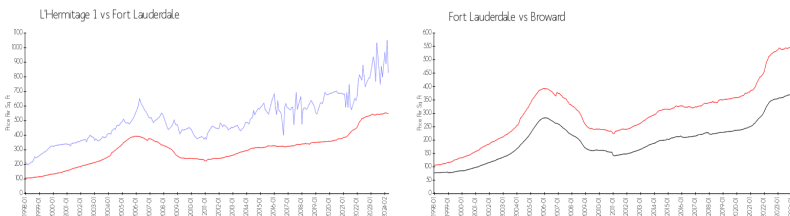
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707	2,086 sq ft	Jun 2024	\$2,025,000	\$971
1501	2,318 sq ft	May 2024	\$1,850,000	\$798
PH2704	3,954 sq ft	May 2024	\$3,100,000	\$784
1210	2,661 sq ft	Apr 2024	\$3,300,000	\$1,240
1202	2,086 sq ft	Apr 2024	\$2,275,000	\$1,091

## Market Information



L'Hermitage 1:	\$827/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

L'Hermitage 1	7%
Fort Lauderdale	4%
Broward	4%



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

L'Hermitage 1	84 days
Fort Lauderdale	80 days
Broward	69 days