

Unit 1502 - L'Hermitage 1

1502 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10436507
Status:	Active
Size:	2,086 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	Ocean View,Direct Ocean
List Price:	\$2,799,900
List PPSF:	\$1,342
Valuated Price:	\$1,596,000
Valuated PPSF:	\$684

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

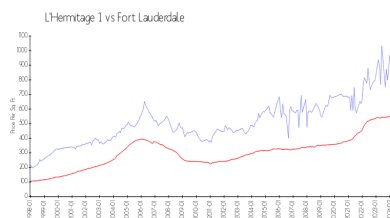
Building Association Information

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

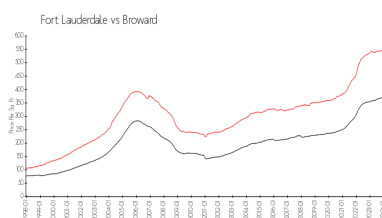
Recent Sales

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	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



L'Hermitage 1
Fort Lauderdale
Broward

84 days
80 days
69 days