

# Unit 903 - L'Hermitage 1

903 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10438002  
 Status: Active  
 Size: 1,977 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking  
 View: Intracoastal View, Ocean View, Direct Ocean  
 List Price: \$2,175,000  
 List PPSF: \$1,100  
 Valuated Price: \$1,342,000  
 Valuated PPSF: \$679

*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

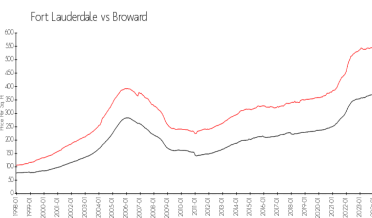
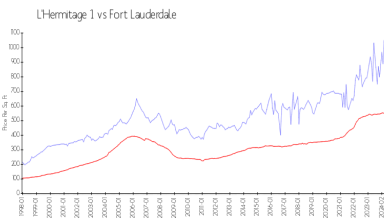
## Building Association Information

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 |

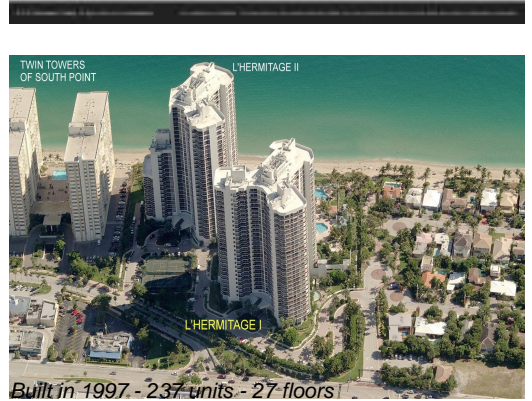
## Market Information



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