

Unit 1409 - L'Hermitage 1

1409 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10438681
Status:	Active
Size:	2,762 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	Canal,Ocean View,Direct Ocean
List Price:	\$3,679,000
List PPSF:	\$1,332
Valuated Price:	\$2,266,000
Valuated PPSF:	\$820

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

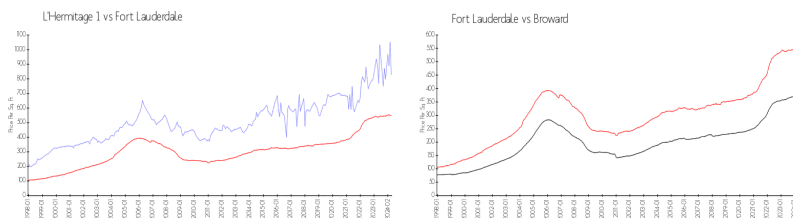
Building Association Information

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