

Unit 1609 - L'Hermitage 1

1609 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10459430
 Status: Active
 Size: 2,762 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View: Ocean View,Direct Ocean,Pool Area View
 List Price: \$3,599,000
 List PPSF: \$1,303
 Valuated Price: \$2,687,000
 Valuated PPSF: \$973

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: 17
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

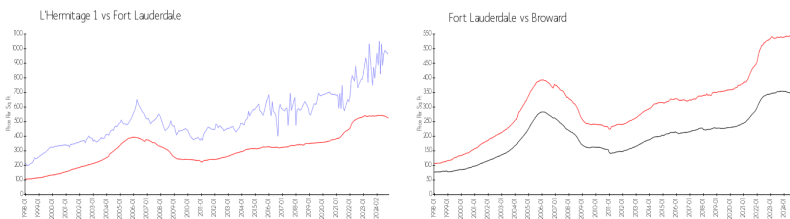
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2205 | 1,537 sq ft | Dec 2024 | \$1,200,000 | \$781 |
| 2810 | 4,630 sq ft | Dec 2024 | \$5,650,000 | \$1,220 |
| 908 | 2,318 sq ft | Dec 2024 | \$2,500,000 | \$1,079 |
| 2407 | 2,086 sq ft | Sep 2024 | \$2,857,000 | \$1,370 |
| 1506 | 1,537 sq ft | Sep 2024 | \$1,150,000 | \$748 |

Market Information



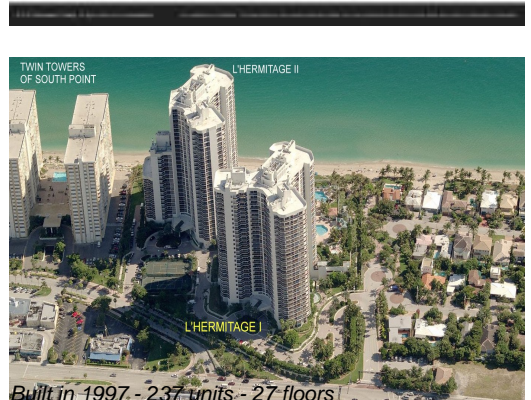
L'Hermitage 1: \$963/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

L'Hermitage 1: 7%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

L'Hermitage 1: 114 days
 Fort Lauderdale: 90 days



Broward

78 days