

Unit 705 - L'Hermitage 2

705 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10462823
 Status: Active
 Size: 1,634 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking
 View: Ocean View, Direct Ocean
 List Price: \$1,699,000
 List PPSF: \$1,040
 Valuated Price: \$1,293,000
 Valuated PPSF: \$793

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: 221
 Number of active listings for rent: 4
 Number of active listings for sale: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

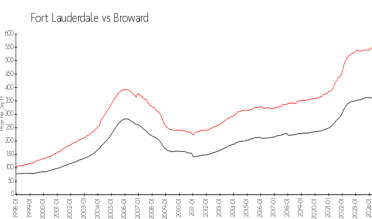
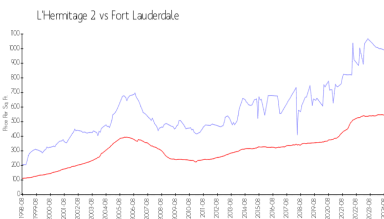
Building Association Information

L'Hermitage 2 Condominium association
 (954) 375-3900 & (954) 630-1602
 guard house: 954 568 0132

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1909	2,850 sq ft	Jul 2024	\$3,350,000	\$1,175
1404	2,102 sq ft	Jun 2024	\$2,200,000	\$1,047
2003	2,109 sq ft	Jun 2024	\$1,900,000	\$901
1008	2,600 sq ft	May 2024	\$2,825,000	\$1,087
2708-Ph	4,940 sq ft	Apr 2024	\$4,300,000	\$870

Market Information



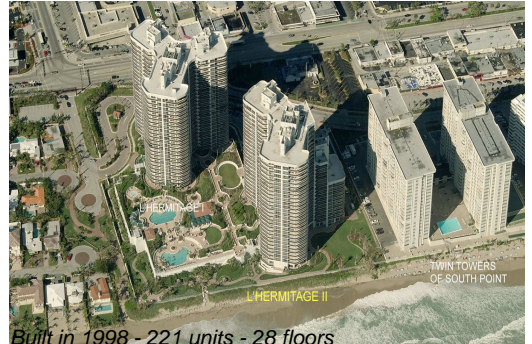
L'Hermitage 2:	\$989/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

L'Hermitage 2: 5%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

L'Hermitage 2: 139 days
 Fort Lauderdale: 86 days



Broward

74 days