

Unit 309 - L'Hermitage 2

309 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10467833
 Status: Active
 Size: 2,851 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces, Parking-Under Building, Valet Parking
 View: Ocean View, Direct Ocean, Water View
 List Price: \$3,699,000
 List PPSF: \$1,297
 Valuated Price: \$2,757,000
 Valuated PPSF: \$969

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: 1
 Number of sales over the last 3 months: 1

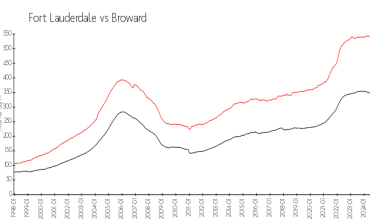
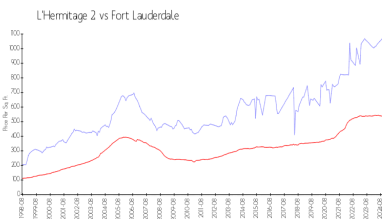
Building Association Information

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
507	2,332 sq ft	Dec 2024	\$2,100,000	\$901
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

Market Information



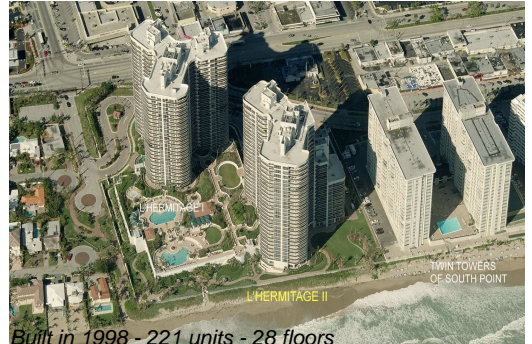
L'Hermitage 2: \$1093/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

L'Hermitage 2: 5%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

L'Hermitage 2: 103 days
 Fort Lauderdale: 90 days



Broward

78 days