

# Unit 1103 - L'Hermitage 2

1103 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10468496  
 Status: Active  
 Size: 2,102 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking  
 View: Ocean View, Tennis Court View  
 List Price: \$1,899,000  
 List PPSF: \$903  
 Valuated Price: \$1,765,000  
 Valuated PPSF: \$837

*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: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

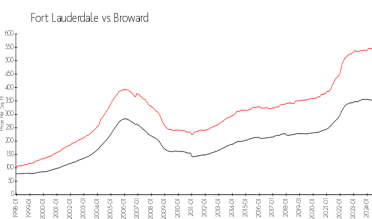
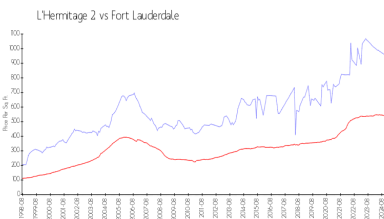
## Building Association Information

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



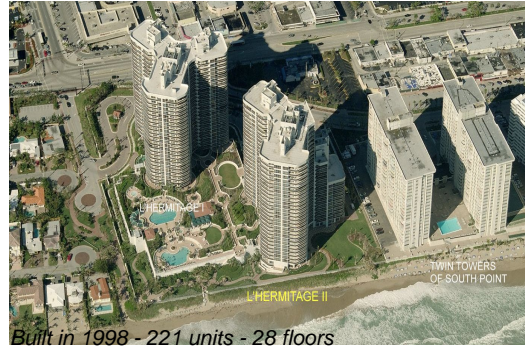
L'Hermitage 2: \$955/sq. ft.      Fort Lauderdale: \$535/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

L'Hermitage 2: 144 days  
 Fort Lauderdale: 89 days



Broward

76 days