

# Unit 1501 - L'Hermitage 1

1501 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10472055
Status:	Active
Size:	2,318 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Ocean View, Direct Ocean, Pool Area View
List Price:	\$3,499,000
List PPSF:	\$1,509
Valuated Price:	\$2,135,000
Valuated PPSF:	\$921

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

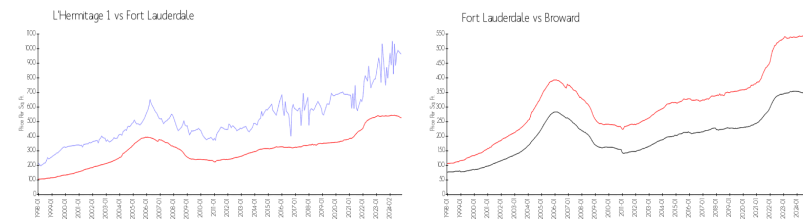
## Building Association Information

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	116 days
Fort Lauderdale	89 days
Broward	78 days

