

Unit 2302 - L'Hermitage 1

2302 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10472060
 Status: Active
 Size: 2,086 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Parking-Under Building
 View: Intracoastal View,Ocean View,Direct Ocean
 List Price: \$3,299,000
 List PPSF: \$1,581
 Valuated Price: \$2,009,000
 Valuated PPSF: \$861

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

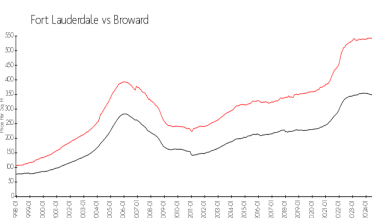
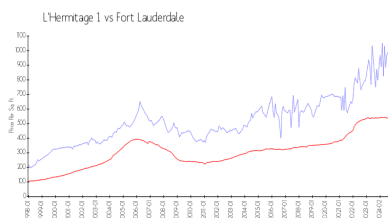
Building Association Information

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



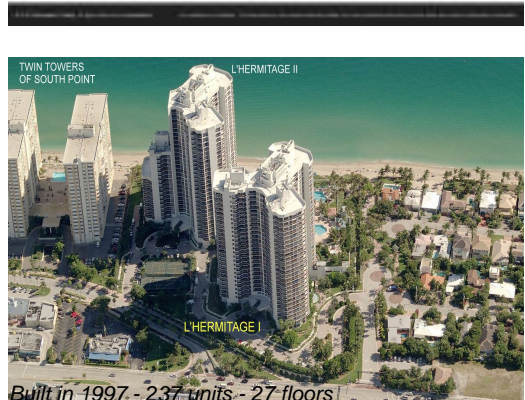
L'Hermitage 1: \$963/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Broward: \$334/sq. ft.

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
Broward

90 days
78 days