

# Unit 1006 - L'Hermitage 2

1006 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10473365
Status:	Active
Size:	1,630 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Valet Parking
View:	Ocean View,Direct Ocean
List Price:	\$1,475,000
List PPSF:	\$905
Valuated Price:	\$1,479,000
Valuated PPSF:	\$907

*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

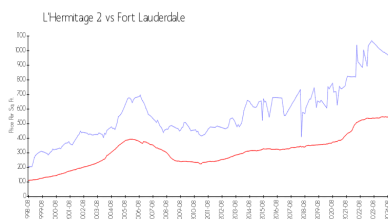
## Building Association Information

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

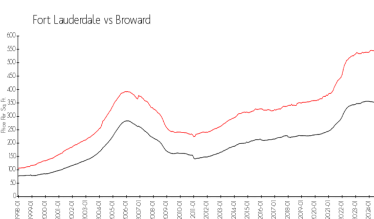
## Recent Sales

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

