

Unit 1408 - L'Hermitage 1

1408 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10488147
Status:	Pending
Size:	2,318 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$3,599,000
List PPSF:	\$1,553
Valuated Price:	\$2,315,000
Valuated PPSF:	\$999

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:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

Building Association Information

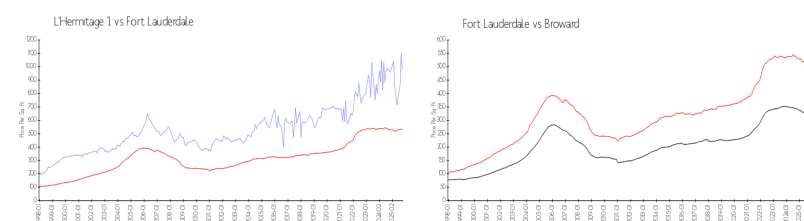
L'Hermitage 1 Condominium association
(954) 375-3100
guard house: 954 568 0132

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1606	1,537 sq ft	Nov 2025	\$1,360,000	\$885
1609	2,762 sq ft	Nov 2025	\$2,950,000	\$1,068
2508	2,318 sq ft	Oct 2025	\$2,950,000	\$1,273
1206	1,537 sq ft	Sep 2025	\$875,000	\$569
1203	1,977 sq ft	Aug 2025	\$1,212,500	\$613
1403	1,977 sq ft	Aug 2025	\$1,275,000	\$645
1103	1,977 sq ft	Aug 2025	\$1,375,000	\$695

Market Information



L'Hermitage 1:	\$967/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

L'Hermitage 1	5%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

L'Hermitage 1	113 days
Fort Lauderdale	100 days
Broward	87 days