

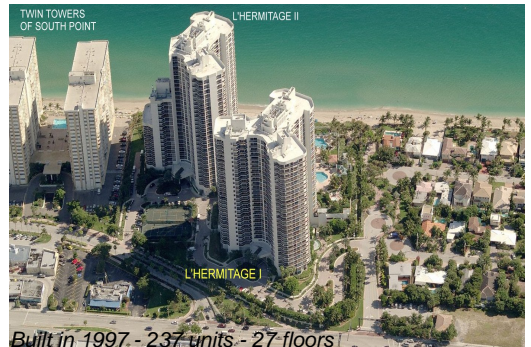
Unit 2810 - L'Hermitage 1

2810 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	RX-10990250
Status:	Active Under Contract
Size:	4,630 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Garage - Building
View:	Intracoastal,Ocean
List Price:	\$5,900,000
List PPSF:	\$1,274
Valuated Price:	\$5,576,000
Valuated PPSF:	\$1,204

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:	16
Building inventory for sale:	6%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

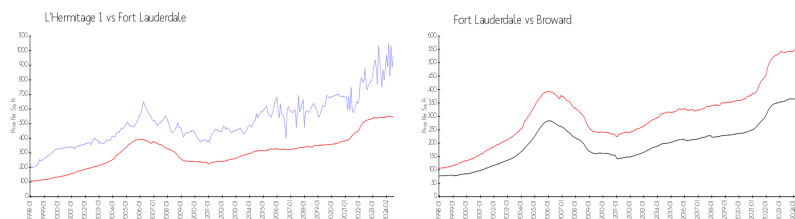
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2407	2,086 sq ft	Sep 2024	\$2,857,000	\$1,370
1506	1,537 sq ft	Sep 2024	\$1,150,000	\$748
1904	1,977 sq ft	Aug 2024	\$1,900,000	\$961
1902	2,086 sq ft	Jul 2024	\$1,775,000	\$851
707	2,086 sq ft	Jun 2024	\$2,025,000	\$971

Market Information



L'Hermitage 1:	\$974/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

L'Hermitage 1	7%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

L'Hermitage 1	96 days
Fort Lauderdale	84 days
Broward	72 days