

# Unit 903 - L'Hermitage 2

903 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11545761
Status:	Active
Size:	2,100 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,990,000
List PPSF:	\$948
Valuated Price:	\$1,765,000
Valuated PPSF:	\$837

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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

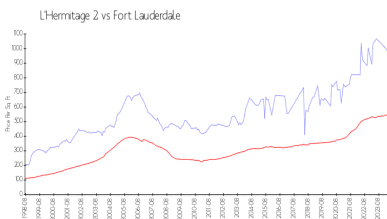
## Building Association Information

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
2708-Ph	4,940 sq ft	Apr 2024	\$4,300,000	\$870
809	2,851 sq ft	Mar 2024	\$2,500,000	\$877
1803	2,102 sq ft	Jan 2024	\$2,000,000	\$951
1504 E	2,107 sq ft	Jun 2023	\$2,333,000	\$1,107
2205	1,634 sq ft	Jun 2023	\$1,400,000	\$857

## Market Information

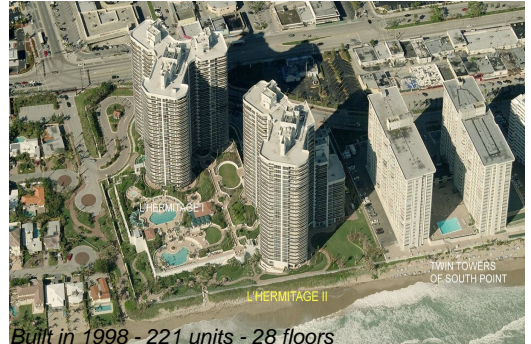


L'Hermitage 2:	\$972/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

L'Hermitage 2	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



L'Hermitage 2  
Fort Lauderdale  
Broward

112 days  
76 days  
67 days