

Unit 404 - L'Hermitage 1

404 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10414522
Status:	Active
Size:	1,977 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	Garden View
List Price:	\$1,597,000
List PPSF:	\$808
Valuated Price:	\$1,779,000
Valuated PPSF:	\$900

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:	18
Building inventory for sale:	7%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

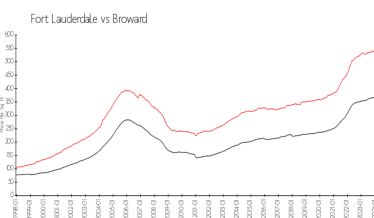
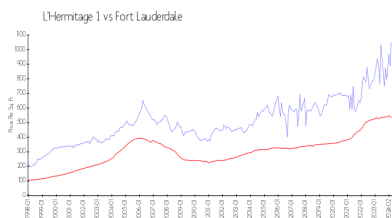
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	2,318 sq ft	May 2024	\$1,850,000	\$798
PH2704	3,954 sq ft	May 2024	\$3,100,000	\$784
1210	2,661 sq ft	Apr 2024	\$3,300,000	\$1,240
1205	1,537 sq ft	Mar 2024	\$1,100,000	\$716
2309	2,762 sq ft	Mar 2024	\$2,900,000	\$1,050

Market Information

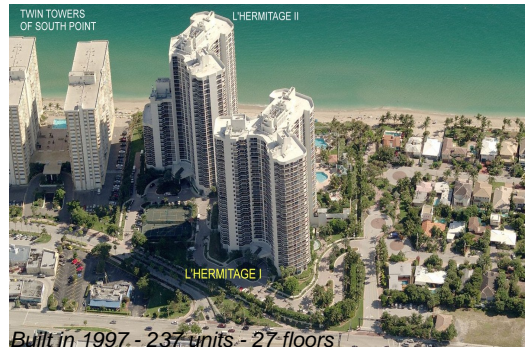
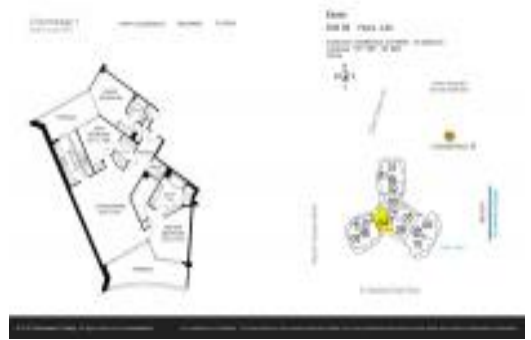


L'Hermitage 1: \$1050/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

L'Hermitage 1	8%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

L'Hermitage 1	86 days
Fort Lauderdale	76 days
Broward	67 days