

Unit 1009 - L'Hermitage 1

1009 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10435999
 Status: Active
 Size: 2,762 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking
 View: Ocean View, Direct Ocean, Pool Area View
 List Price: \$2,500,000
 List PPSF: \$905
 Valuated Price: \$2,758,000
 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: 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

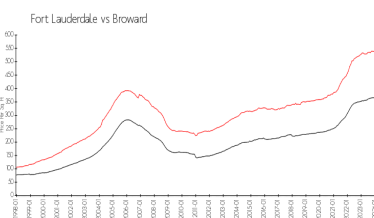
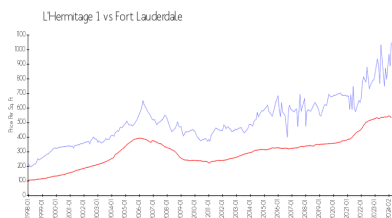
Building Association Information

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

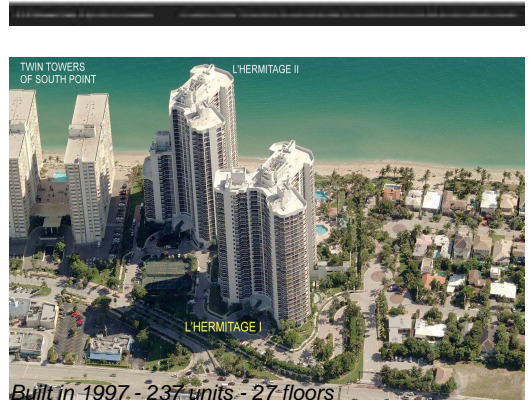


L'Hermitage 1: \$1050/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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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