

Unit 501 - L'Hermitage 1

501 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10555290
 Status: Pending
 Size: 2,318 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Attached, Attached Garage, Garage, Under Building, Valet
 View: Ocean, Tennis
 List Price: \$1,699,900
 List PPSF: \$733
 Valuated Price: \$1,806,000
 Valuated PPSF: \$779

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: 19
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

Building Association Information

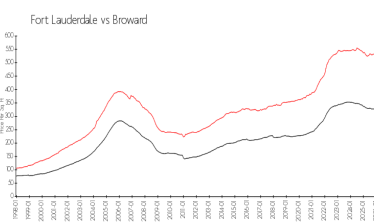
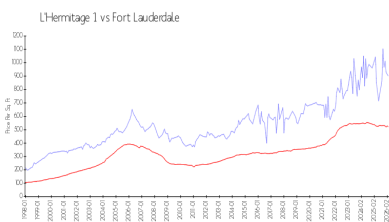
L'Hermitage 1 Condominium association
 (954) 375-3100
 guard house: 954 568 0132

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,537 sq ft	Mar 2026	\$1,349,000	\$878
803	1,977 sq ft	Mar 2026	\$1,300,000	\$658
1510	2,661 sq ft	Jan 2026	\$3,000,000	\$1,127
1510	2,661 sq ft	Jan 2026	\$3,000,000	\$1,127
1408	2,318 sq ft	Dec 2025	\$3,240,000	\$1,398
903	1,977 sq ft	Dec 2025	\$1,910,000	\$966
903	1,977 sq ft	Dec 2025	\$1,910,000	\$966
1408	2,318 sq ft	Dec 2025	\$3,240,000	\$1,398

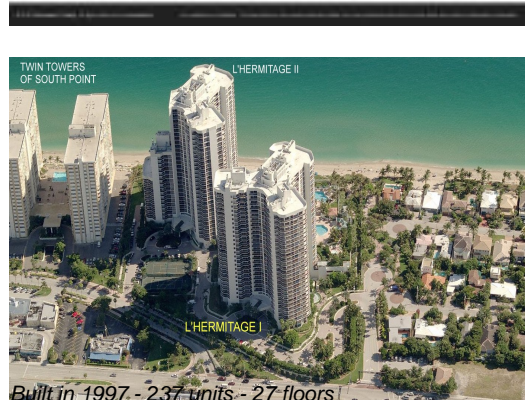
Market Information



L'Hermitage 1: \$900/sq. ft.
 Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft.
 Broward: \$304/sq. ft.

Inventory for Sale

L'Hermitage 1: 7%
 Fort Lauderdale: 7%



Broward

6%

Avg. Time to Close Over Last 12 Months

L'Hermitage 1

113 days

Fort Lauderdale

103 days

Broward

89 days