

Unit 508 N Birch Rd - Marbella Townhomes

508 N Birch Rd - 500-514 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10532094
 Status: Active
 Size: 2,706 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned, Attached, Attached Garage, Deeded, Garage
 View: Intracoastal, Other
 List Price: \$1,475,000
 List PPSF: \$545
 Valuated Price: \$1,473,000
 Valuated PPSF: \$544

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: 19
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

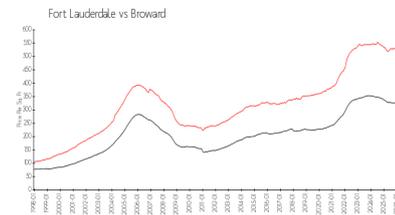
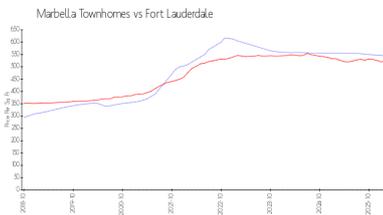
Marbella Townhomes
 510 N Birch Rd,
 Fort Lauderdale, FL 33304

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
510	2,706 sq ft	Jul 2025	\$1,500,000	\$554
510	2,706 sq ft	Jul 2025	\$1,500,000	\$554

Market Information



Marbella Townhomes:	\$544/sq. ft.	Fort Lauderdale:	\$525/sq. ft.
Fort Lauderdale:	\$525/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Marbella Townhomes	11%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Marbella Townhomes	103 days
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Fort Lauderdale
Broward

102 days
89 days