Unit 3021 Riomar St - Marbella Townhomes

3021 Riomar St - 500-514 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10536135
Status:	Active
Size:	4,036 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	2
Parking Spaces:	Attached,Attached Garage,Covered,Garage,Garage Door Opener
View:	Ocean,Other
List Price:	$3,599,999
List PPSF:	$892
Valuated Price:	$2,068,000
Valuated PPSF:	$544

Built in 2007/2015 - 19 units - 4 floors

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

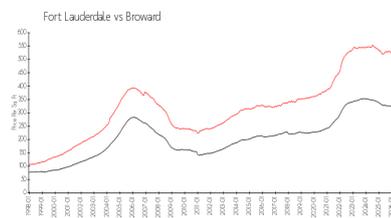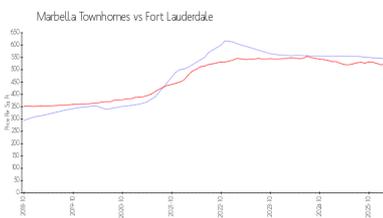|	
Number of units:	19
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	10%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

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
Fort Lauderdale	102 days
Broward	89 days