

# Unit 304 - Coral Ridge South

304 - 3333 NE 34 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10413051
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Water View
List Price:	\$394,900
List PPSF:	\$338
Valuated Price:	\$301,000
Valuated PPSF:	\$269

*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:	337
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
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:	6

## Building Association Information

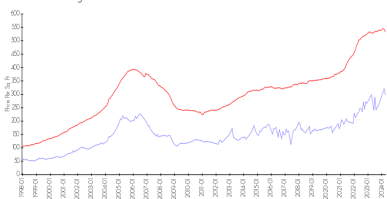
Coral Ridge South Condominium  
(954)563-6467

## Recent Sales

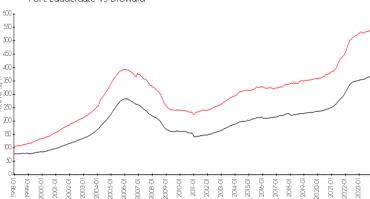
Unit #	Size	Closing Date	Sale Price	PPSF
1015	1,120 sq ft	Apr 2024	\$345,000	\$308
220	800 sq ft	Apr 2024	\$218,000	\$273
1214	800 sq ft	Mar 2024	\$261,000	\$326
117	800 sq ft	Mar 2024	\$245,000	\$306
718	800 sq ft	Mar 2024	\$219,900	\$275
1512A	800 sq ft	Mar 2024	\$251,000	\$314

## Market Information

Coral Ridge South vs Fort Lauderdale



Fort Lauderdale vs Broward



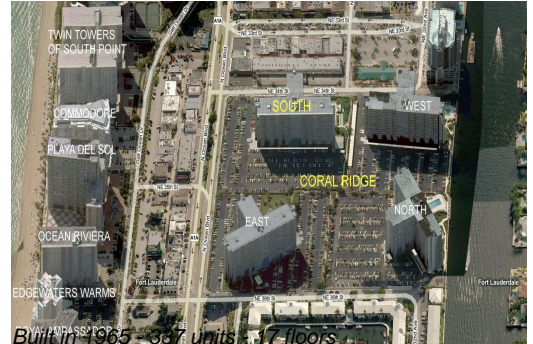
Coral Ridge South: \$298/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Coral Ridge South	1%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Coral Ridge South  
Fort Lauderdale  
Broward

54 days  
76 days  
67 days