

# Unit 914 - Coral Ridge South

914 - 3333 NE 34 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11909663             |
| Status:         | Active                |
| Size:           | 800 Sq ft.            |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$220,000             |
| List PPSF:      | \$275                 |
| Valuated Price: | \$175,000             |
| Valuated PPSF:  | \$219                 |

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:      | 13  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

Coral Ridge South Condominium  
(954)563-6467

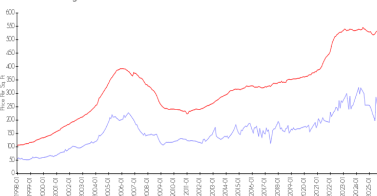
<https://>

## Recent Sales

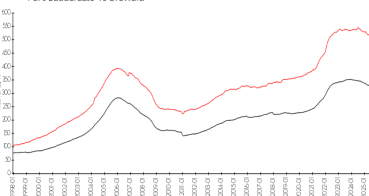
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 209    | 1,120 sq ft | Nov 2025     | \$275,000  | \$246 |
| 1106   | 800 sq ft   | Oct 2025     | \$192,500  | \$241 |
| 210    | 1,120 sq ft | Sep 2025     | \$170,000  | \$152 |
| 1101   | 1,400 sq ft | Sep 2025     | \$517,500  | \$370 |
| 1712   | 1,350 sq ft | Sep 2025     | \$275,000  | \$204 |

## Market Information

Coral Ridge South vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge South: \$241/sq. ft.  
Fort Lauderdale: \$535/sq. ft.

Fort Lauderdale: \$535/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Coral Ridge South | 4% |
| Fort Lauderdale   | 4% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Coral Ridge South | 98 days |
|-------------------|---------|



Fort Lauderdale  
Broward

100 days  
88 days