

# Unit 1511 - Coral Ridge Towers (West)

1511 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10197471  
 Status: Active  
 Size: 781 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking  
 View: Water View  
 List Price: \$148,000  
 List PPSF: \$190  
 Valuated Price: \$181,000  
 Valuated PPSF: \$226

*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: 329  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 8

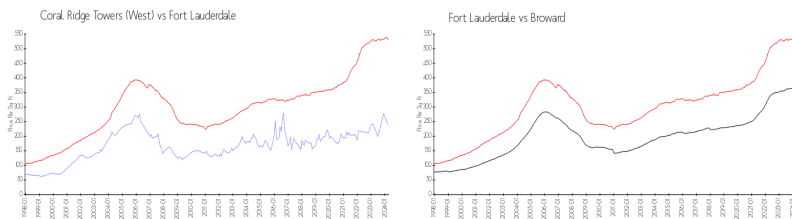
## Building Association Information

Coral Ridge Towers Condominium  
 (954) 565-2731

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1609	1,087 sq ft	Apr 2024	\$314,750	\$290
1522	1,103 sq ft	Apr 2024	\$450,000	\$408
803	781 sq ft	Apr 2024	\$255,000	\$327
622	1,103 sq ft	Apr 2024	\$479,000	\$434
1516	1,088 sq ft	Mar 2024	\$300,000	\$276
504	1,130 sq ft	Mar 2024	\$425,000	\$376

## Market Information



Coral Ridge Towers (West): \$238/sq. ft.  
 Fort Lauderdale: \$528/sq. ft.  
 Fort Lauderdale: \$528/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Coral Ridge Towers (West) 4%  
 Fort Lauderdale 4%  
 Broward 4%



## **Avg. Time to Close Over Last 12 Months**

Coral Ridge Towers (West)	46 days
Fort Lauderdale	76 days
Broward	67 days