

# Unit 610 - Coral Ridge Towers (West)

610 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10250258
Status:	Active
Size:	1,097 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Intracoastal View,Ocean View,Other View
List Price:	\$229,000
List PPSF:	\$209
Valuated Price:	\$265,000
Valuated PPSF:	\$237

*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

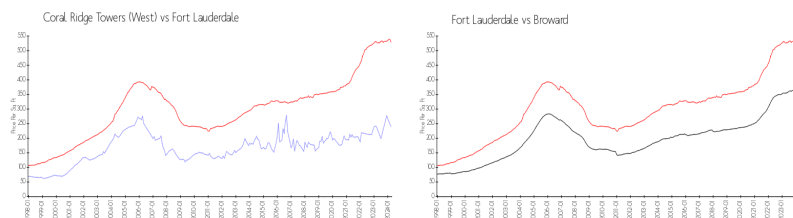
## Building Association Information

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

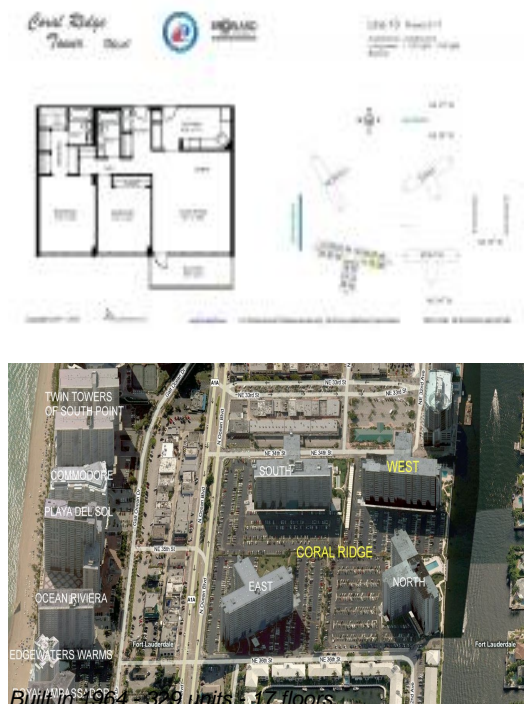
## Market Information



Coral Ridge Towers (West):	\$238/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Coral Ridge Towers (West)	4%
Fort Lauderdale	4%
Broward	3%



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

Coral Ridge Towers (West)	46 days
Fort Lauderdale	76 days
Broward	66 days