

Unit 1107 - Coral Ridge Towers (West)

1107 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10335723
Status:	Active Under Contract
Size:	1,103 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Ocean View
List Price:	\$279,000
List PPSF:	\$253
Valuated Price:	\$270,000
Valuated PPSF:	\$241

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:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	7

Building Association Information

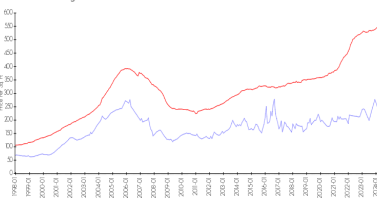
Coral Ridge Towers Condominium
(954) 565-2731

Recent Sales

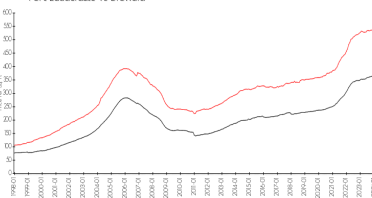
Unit #	Size	Closing Date	Sale Price	PPSF
1522	1,103 sq ft	Apr 2024	\$450,000	\$408
803	781 sq ft	Apr 2024	\$255,000	\$327
622	1,103 sq ft	Apr 2024	\$479,000	\$434
1516	1,088 sq ft	Mar 2024	\$300,000	\$276
504	1,130 sq ft	Mar 2024	\$425,000	\$376

Market Information

Coral Ridge Towers (West) vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge Towers (West):	\$240/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$349/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)
Fort Lauderdale
Broward

48 days
75 days
66 days