

Unit 1610 - Coral Ridge Towers (West)

1610 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10343993
 Status: Active Under Contract
 Size: 1,097 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Intracoastal View,Ocean View,Other View
 List Price: \$325,000
 List PPSF: \$296
 Valuated Price: \$297,000
 Valuated PPSF: \$265

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

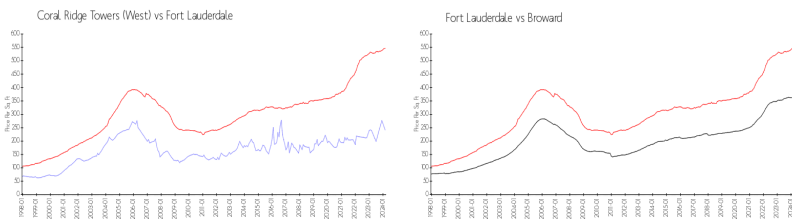
Building Association Information

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): \$240/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
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 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)	46 days
Fort Lauderdale	76 days
Broward	66 days