

# Unit 1511 - Coral Ridge Towers (West)

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

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | F10372473                              |
| Status:         | Active Under Contract                  |
| Size:           | 781 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Ocean View,Other View,Water View       |
| List Price:     | \$229,000                              |
| List PPSF:      | \$293                                  |
| Valuated Price: | \$184,000                              |
| Valuated PPSF:  | \$230                                  |

*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

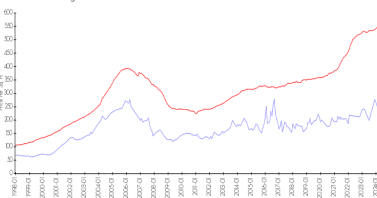
Coral Ridge Towers Condominium  
(954) 565-2731

## Recent Sales

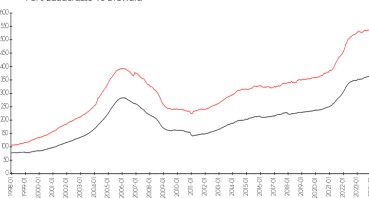
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1522   | 1,103 sq ft | Apr 2024     | \$450,000  | \$408 |
| 803    | 781 sq ft   | Apr 2024     | \$255,000  | \$327 |
| 622    | 1,103 sq ft | Apr 2024     | \$479,000  | \$434 |
| 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