

Unit 1409 - Coral Ridge Towers (West)

1409 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10392246
Status:	Active
Size:	1,087 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Intracoastal View,Ocean View
List Price:	\$299,500
List PPSF:	\$276
Valuated Price:	\$295,000
Valuated PPSF:	\$263

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:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	8

Building Association Information

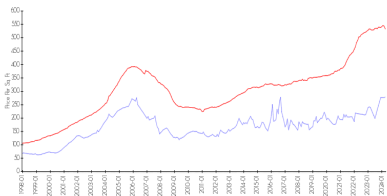
Coral Ridge Towers Condominium
(954) 565-2731

Recent Sales

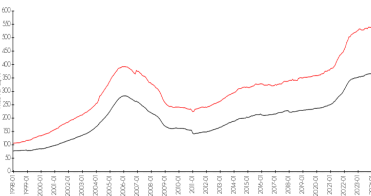
Unit #	Size	Closing Date	Sale Price	PPSF
1016	1,088 sq ft	May 2024	\$365,000	\$335
1408	1,383 sq ft	May 2024	\$525,000	\$380
1609	1,087 sq ft	Apr 2024	\$314,750	\$290
1522	1,103 sq ft	Apr 2024	\$450,000	\$408
803	781 sq ft	Apr 2024	\$255,000	\$327
622	1,103 sq ft	Apr 2024	\$479,000	\$434

Market Information

Coral Ridge Towers (West) vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge Towers (West):	\$279/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$353/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Coral Ridge Towers (West)	52 days
Fort Lauderdale	78 days
Broward	68 days