

# Unit 1216 - Coral Ridge Towers (West)

1216 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10439036
Status:	Active Under Contract
Size:	1,088 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Intracoastal View
List Price:	\$319,000
List PPSF:	\$293
Valuated Price:	\$341,000
Valuated PPSF:	\$304

*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:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

Coral Ridge Towers Condominium  
(954) 565-2731

## Recent Sales

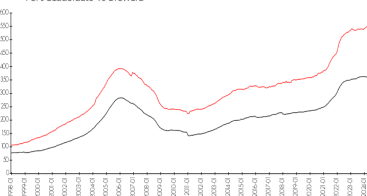
Unit #	Size	Closing Date	Sale Price	PPSF
1409	1,087 sq ft	Oct 2024	\$285,000	\$262
1219	957 sq ft	Aug 2024	\$292,000	\$305
210	1,097 sq ft	Jul 2024	\$272,450	\$248
601	1,340 sq ft	Jun 2024	\$525,000	\$392
1016	1,088 sq ft	May 2024	\$365,000	\$335
1408	1,383 sq ft	May 2024	\$525,000	\$380

## Market Information

Coral Ridge Towers (West) vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge Towers (West):	\$265/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$340/sq. ft.

## Inventory for Sale

Coral Ridge Towers (West)	2%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Coral Ridge Towers (West)	54 days
Fort Lauderdale	86 days



Broward

74 days