

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: \$310,000
 Valuated PPSF: \$277

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: 18
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 2

Building Association Information

Coral Ridge Towers Condominium
 (954) 565-2731

Recent Sales

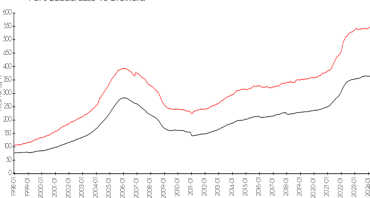
Unit #	Size	Closing Date	Sale Price	PPSF
1219	957 sq ft	Aug 2024	\$292,000	\$305
210	1,097 sq ft	Jul 2024	\$272,450	\$248
601	1,340 sq ft	Jun 2024	\$525,000	\$392
1016	1,088 sq ft	May 2024	\$365,000	\$335
1408	1,383 sq ft	May 2024	\$525,000	\$380

Market Information

Coral Ridge Towers (West) vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge Towers (West): \$241/sq. ft.
 Fort Lauderdale: \$545/sq. ft.
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 Broward: \$345/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)
Fort Lauderdale
Broward

55 days
84 days
72 days