

Unit 1607 - Coral Ridge Towers (West)

1607 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10447325
Status:	Active
Size:	1,103 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Intracoastal View,Ocean View,Water View
List Price:	\$389,000
List PPSF:	\$353
Valuated Price:	\$308,000
Valuated PPSF:	\$275

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:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	2

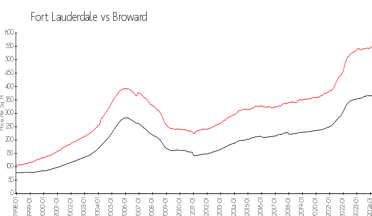
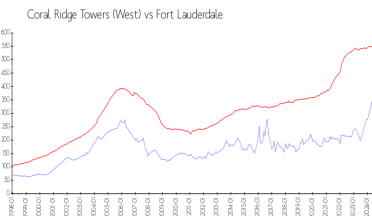
Building Association Information

Coral Ridge Towers Condominium
(954) 565-2731

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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):	\$260/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Coral Ridge Towers (West)	3%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Coral Ridge Towers (West)	50 days
Fort Lauderdale	84 days
Broward	72 days