

Unit 1408 - Coral Ridge South

1408 - 3333 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10449429
 Status: Active
 Size: 1,400 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Ocean View, Direct Ocean, Other View
 List Price: \$450,000
 List PPSF: \$321
 Valuated Price: \$479,000
 Valuated PPSF: \$342

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: 337
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 1

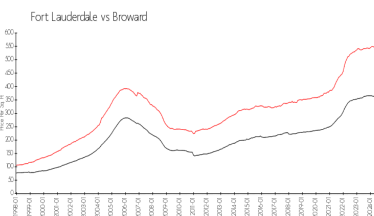
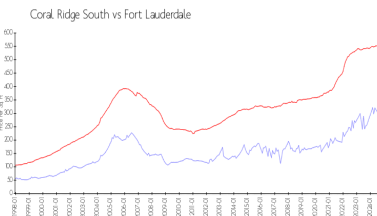
Building Association Information

Coral Ridge South Condominium
 (954)563-6467

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
906	800 sq ft	Aug 2024	\$227,500	\$284
1616	1,120 sq ft	May 2024	\$385,000	\$344
1015	1,120 sq ft	Apr 2024	\$345,000	\$308
220	800 sq ft	Apr 2024	\$218,000	\$273
1214	800 sq ft	Mar 2024	\$261,000	\$326
117	800 sq ft	Mar 2024	\$245,000	\$306
718	800 sq ft	Mar 2024	\$219,900	\$275
1512A	800 sq ft	Mar 2024	\$251,000	\$314

Market Information

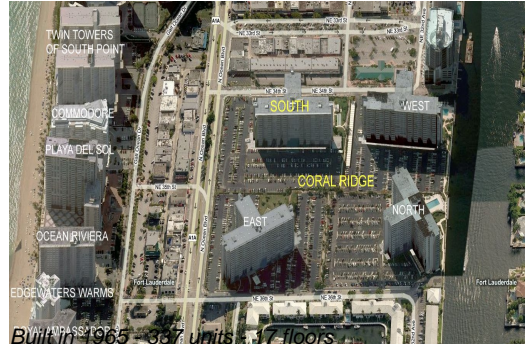


Coral Ridge South: \$298/sq. ft.
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

Inventory for Sale

Coral Ridge South: 1%
 Fort Lauderdale: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Coral Ridge South	58 days
Fort Lauderdale	84 days
Broward	72 days