

# Unit 505 - Coral Ridge Towers (West)

505 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10457737  
 Status: Active  
 Size: 1,138 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Intracoastal View  
 List Price: \$374,900  
 List PPSF: \$329  
 Valuated Price: \$302,000  
 Valuated PPSF: \$252

*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: 21  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

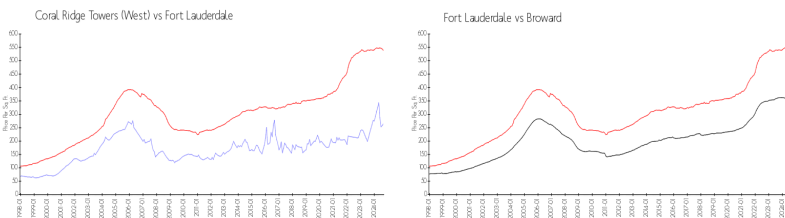
## Building Association Information

Coral Ridge Towers Condominium  
 (954) 565-2731

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	781 sq ft	Nov 2024	\$200,000	\$256
1216	1,088 sq ft	Nov 2024	\$300,000	\$276
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

## Market Information



Coral Ridge Towers (West): \$265/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.  
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 Broward: \$339/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) 57 days  
 Fort Lauderdale 86 days  
 Broward 74 days

