

Unit 1702 - Coral Ridge South

1702 - 3333 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10471842
 Status: Active
 Size: 1,120 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Canal, Intracoastal View, Ocean View
 List Price: \$360,000
 List PPSF: \$321
 Valuated Price: \$306,000
 Valuated PPSF: \$273

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: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

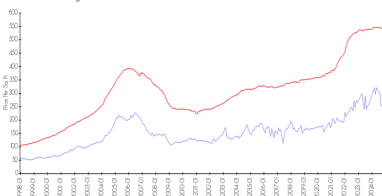
Coral Ridge South Condominium
 (954)563-6467

Recent Sales

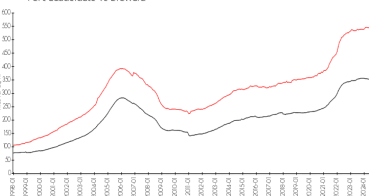
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1408 | 1,400 sq ft | Sep 2024 | \$425,000 | \$304 |
| 411 | 800 sq ft | Sep 2024 | \$180,000 | \$225 |
| 906 | 800 sq ft | Aug 2024 | \$227,500 | \$284 |
| 1616 | 1,120 sq ft | May 2024 | \$385,000 | \$344 |
| 1015 | 1,120 sq ft | Apr 2024 | \$345,000 | \$308 |
| 220 | 800 sq ft | Apr 2024 | \$218,000 | \$273 |

Market Information

Coral Ridge South vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge South: \$252/sq. ft.
 Fort Lauderdale: \$535/sq. ft.

Fort Lauderdale: \$535/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Coral Ridge South: 2%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Coral Ridge South: 66 days
 Fort Lauderdale: 89 days
 Broward: 76 days

