

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

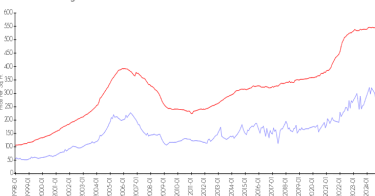
Coral Ridge South Condominium
(954)563-6467

Recent Sales

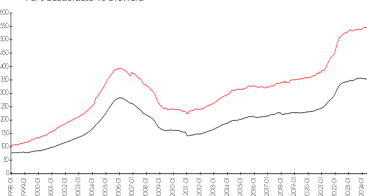
Unit #	Size	Closing Date	Sale Price	PPSF
1408	1,400 sq ft	Sep 2024	\$425,000	\$304
411	800 sq ft	Sep 2024	\$180,000	\$225
906	800 sq ft	Aug 2024	\$227,500	\$284
1616	1,120 sq ft	May 2024	\$385,000	\$344
1015	1,120 sq ft	Apr 2024	\$345,000	\$308
220	800 sq ft	Apr 2024	\$218,000	\$273

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

