

Unit 608 - Coral Ridge South

608 - 3333 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10472621
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Ocean View
List Price:	\$565,000
List PPSF:	\$404
Valuated Price:	\$380,000
Valuated PPSF:	\$271

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:	4
Number of sales over the last 3 months:	3

Building Association Information

Coral Ridge South Condominium
(954)563-6467

Recent Sales

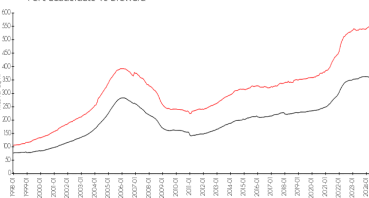
Unit #	Size	Closing Date	Sale Price	PPSF
1408	1,400 sq ft	Sep 2024	\$425,000	\$304
411	800 sq ft	Sep 2024	\$180,000	\$225
906	800 sq ft	Aug 2024	\$227,500	\$284
1616	1,120 sq ft	May 2024	\$385,000	\$344
1015	1,120 sq ft	Apr 2024	\$345,000	\$308
220	800 sq ft	Apr 2024	\$218,000	\$273

Market Information

Coral Ridge South vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge South: \$256/sq. ft.
Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

Coral Ridge South	2%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Coral Ridge South	66 days
Fort Lauderdale	86 days
Broward	74 days

