

Unit 1207 - Coral Ridge Towers (West)

1207 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10530737
Status:	Active
Size:	1,103 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$295,000
List PPSF:	\$267
Valuated Price:	\$286,000
Valuated PPSF:	\$255

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:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

Building Association Information

Coral Ridge Towers Condominium
(954) 565-2731

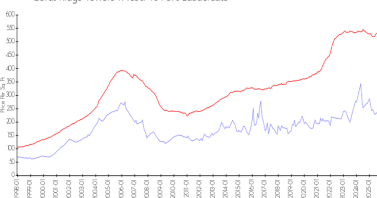
<https://>

Recent Sales

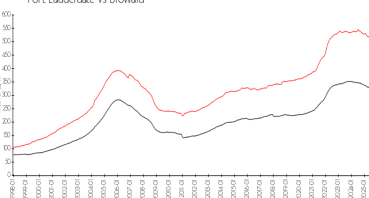
Unit #	Size	Closing Date	Sale Price	PPSF
1706	778 sq ft	Nov 2025	\$215,000	\$276
911	781 sq ft	Sep 2025	\$140,000	\$179
1419	1,350 sq ft	Sep 2025	\$310,000	\$230
1212	982 sq ft	Aug 2025	\$252,500	\$257
307	1,103 sq ft	Aug 2025	\$242,500	\$220

Market Information

Coral Ridge Towers (West) vs Fort Lauderdale



Fort Lauderdale vs Broward

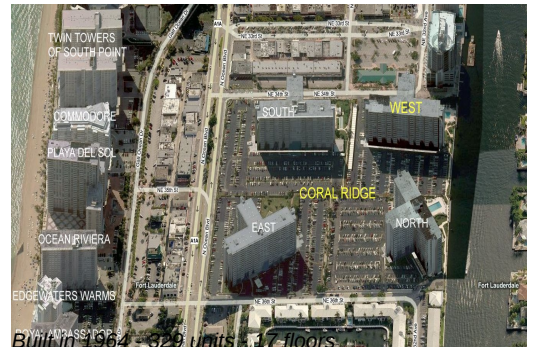


Coral Ridge Towers (West):	\$251/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Coral Ridge Towers (West)	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Coral Ridge Towers (West)	89 days
Fort Lauderdale	101 days
Broward	88 days