

Unit 109 - Coral Ridge South

109 - 3333 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10533263
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$249,000
List PPSF:	\$222
Valuated Price:	\$272,000
Valuated PPSF:	\$243

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:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

Coral Ridge South Condominium
(954)563-6467

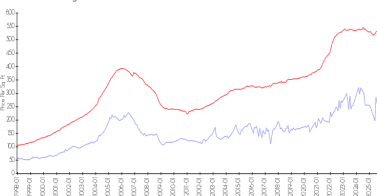
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Recent Sales

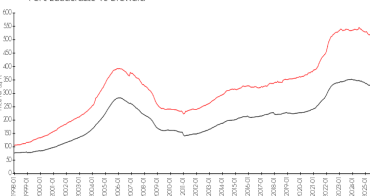
Unit #	Size	Closing Date	Sale Price	PPSF
209	1,120 sq ft	Nov 2025	\$275,000	\$246
1106	800 sq ft	Oct 2025	\$192,500	\$241
210	1,120 sq ft	Sep 2025	\$170,000	\$152
1101	1,400 sq ft	Sep 2025	\$517,500	\$370
1712	1,350 sq ft	Sep 2025	\$275,000	\$204

Market Information

Coral Ridge South vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge South: \$241/sq. ft.
Fort Lauderdale: \$535/sq. ft.

Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Coral Ridge South	98 days
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Fort Lauderdale
Broward

100 days
88 days