

# Unit 1520 - Coral Ridge Towers (West)

1520 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10543734  
 Status: Active  
 Size: 802 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Intracoastal  
 List Price: \$219,000  
 List PPSF: \$273  
 Valuated Price: \$227,000  
 Valuated PPSF: \$284

*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: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 7

## Building Association Information

Coral Ridge Towers Condominium  
 (954) 565-2731

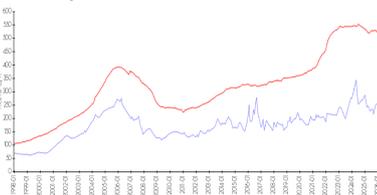
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## Recent Sales

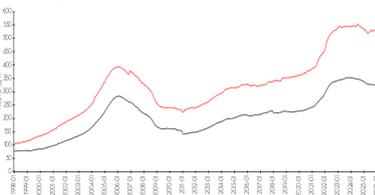
Unit #	Size	Closing Date	Sale Price	PPSF
406	778 sq ft	Mar 2026	\$205,000	\$263
1405	1,138 sq ft	Jan 2026	\$240,000	\$211
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1404	1,130 sq ft	Jan 2026	\$267,000	\$236
408	1,383 sq ft	Jan 2026	\$190,000	\$137
1102	1,094 sq ft	Jan 2026	\$302,500	\$277

## Market Information

Coral Ridge Towers (West) vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge Towers (West): \$260/sq. ft.  
 Fort Lauderdale: \$525/sq. ft.  
 Broward: \$306/sq. ft.

## Inventory for Sale

Coral Ridge Towers (West): 2%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months



Coral Ridge Towers (West)  
Fort Lauderdale  
Broward

124 days  
102 days  
89 days