

# Unit 304 - Coral Ridge South

304 - 3333 NE 34 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10549871  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Intracoastal, Other  
 List Price: \$379,000  
 List PPSF: \$324  
 Valuated Price: \$256,000  
 Valuated PPSF: \$229

*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: 14  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 7

## Building Association Information

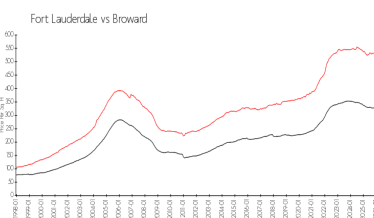
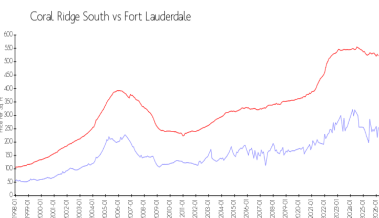
Coral Ridge South Condominium  
 (954)563-6467

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
914	800 sq ft	Mar 2026	\$200,000	\$250
1714	800 sq ft	Mar 2026	\$225,000	\$281
622	1,120 sq ft	Mar 2026	\$240,000	\$214
1401	1,400 sq ft	Mar 2026	\$345,000	\$246
1702	1,120 sq ft	Feb 2026	\$265,000	\$237

## Market Information



Coral Ridge South: \$254/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.  
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 Broward: \$304/sq. ft.

## Inventory for Sale

Coral Ridge South: 4%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Coral Ridge South: 126 days



Fort Lauderdale  
Broward

103 days  
89 days