

Unit 717 - Coral Ridge Towers (West)

717 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10550907
 Status: Active
 Size: 1,092 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Intracoastal
 List Price: \$505,000
 List PPSF: \$462
 Valuated Price: \$313,000
 Valuated PPSF: \$279

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: 18
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 6

Building Association Information

Coral Ridge Towers Condominium
 (954) 565-2731

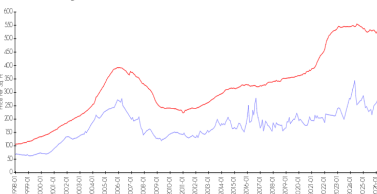
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Recent Sales

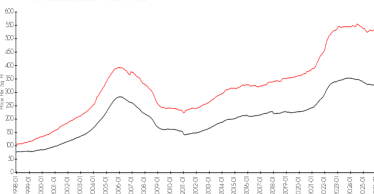
Unit #	Size	Closing Date	Sale Price	PPSF
505	1,138 sq ft	Mar 2026	\$305,000	\$268
406	778 sq ft	Mar 2026	\$205,000	\$263
1405	1,138 sq ft	Jan 2026	\$240,000	\$211
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1404	1,130 sq ft	Jan 2026	\$267,000	\$236
408	1,383 sq ft	Jan 2026	\$190,000	\$137
1102	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): \$255/sq. ft.
 Fort Lauderdale: \$522/sq. ft.
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 Broward: \$304/sq. ft.

Inventory for Sale

Coral Ridge Towers (West): 3%
 Fort Lauderdale: 7%
 Broward: 6%



Avg. Time to Close Over Last 12 Months

Coral Ridge Towers (West)	125 days
Fort Lauderdale	103 days
Broward	89 days