

Unit 1503 - Coral Ridge South

1503 - 3333 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: RX-10953314
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View:
 List Price: \$225,000
 List PPSF: \$281
 Valuated Price: \$242,000
 Valuated PPSF: \$303

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: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 6

Building Association Information

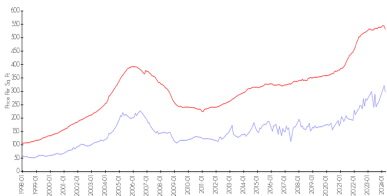
Coral Ridge South Condominium
 (954)563-6467

Recent Sales

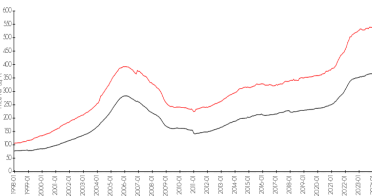
Unit #	Size	Closing Date	Sale Price	PPSF
1015	1,120 sq ft	Apr 2024	\$345,000	\$308
220	800 sq ft	Apr 2024	\$218,000	\$273
1214	800 sq ft	Mar 2024	\$261,000	\$326
117	800 sq ft	Mar 2024	\$245,000	\$306
718	800 sq ft	Mar 2024	\$219,900	\$275
1512A	800 sq ft	Mar 2024	\$251,000	\$314

Market Information

Coral Ridge South vs Fort Lauderdale



Fort Lauderdale vs Broward

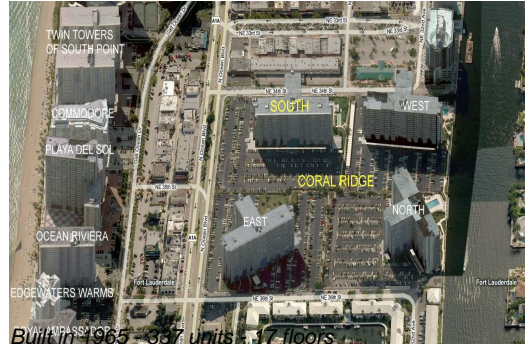


Coral Ridge South: \$298/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Coral Ridge South: 1%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Coral Ridge South
Fort Lauderdale
Broward

54 days
76 days
67 days