

# Unit 1219 - Coral Ridge Towers (West)

1219 - 3233 NE 34 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11538872  
 Status: Active  
 Size: 957 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$325,000  
 List PPSF: \$340  
 Valuated Price: \$352,000  
 Valuated PPSF: \$271

*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: 16  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 9

## Building Association Information

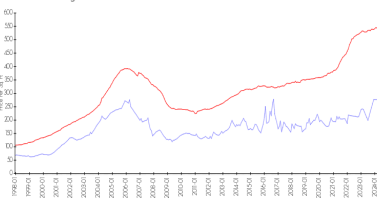
Coral Ridge Towers Condominium  
 (954) 565-2731

## Recent Sales

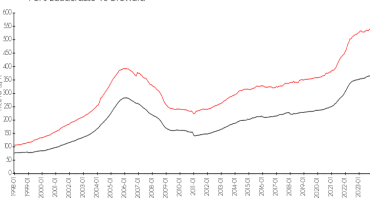
Unit #	Size	Closing Date	Sale Price	PPSF
1408	1,383 sq ft	May 2024	\$525,000	\$380
1609	1,087 sq ft	Apr 2024	\$314,750	\$290
1522	1,103 sq ft	Apr 2024	\$450,000	\$408
803	781 sq ft	Apr 2024	\$255,000	\$327
622	1,103 sq ft	Apr 2024	\$479,000	\$434

## Market Information

Coral Ridge Towers (West) vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge Towers (West): \$279/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Coral Ridge Towers (West) 3%  
 Fort Lauderdale 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Coral Ridge Towers (West)  
Fort Lauderdale  
Broward

44 days  
76 days  
67 days