

Unit 906 - Coral Ridge South

906 - 3333 NE 34 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	RX-10940412
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Deeded
View:	City,Intracoastal,Ocean
List Price:	\$239,900
List PPSF:	\$300
Valuated Price:	\$214,000
Valuated PPSF:	\$268

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:	3
Building inventory for sale:	0%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	7

Building Association Information

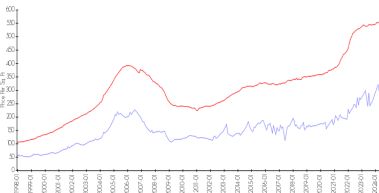
Coral Ridge South Condominium
(954)563-6467

Recent Sales

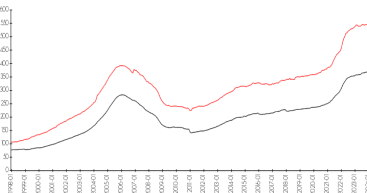
Unit #	Size	Closing Date	Sale Price	PPSF
1616	1,120 sq ft	May 2024	\$385,000	\$344
1015	1,120 sq ft	Apr 2024	\$345,000	\$308
220	800 sq ft	Apr 2024	\$218,000	\$273
1214	800 sq ft	Mar 2024	\$261,000	\$326
117	800 sq ft	Mar 2024	\$245,000	\$306
718	800 sq ft	Mar 2024	\$219,900	\$275
1512A	800 sq ft	Mar 2024	\$251,000	\$314

Market Information

Coral Ridge South vs Fort Lauderdale



Fort Lauderdale vs Broward

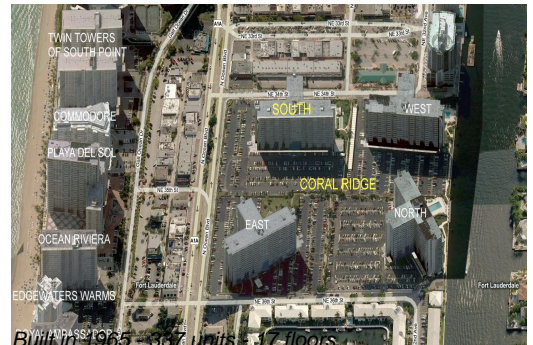


Coral Ridge South: \$280/sq. ft.
Fort Lauderdale: \$550/sq. ft.

Fort Lauderdale: \$550/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale

Coral Ridge South	1%
Fort Lauderdale	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Coral Ridge South	54 days
Fort Lauderdale	79 days
Broward	68 days