

# Unit 1611 - Coral Ridge North

1611 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10413812  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Intracoastal View, Ocean View, Water View  
 List Price: \$198,000  
 List PPSF: \$248  
 Valuated Price: \$206,000  
 Valuated PPSF: \$258

*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: 21  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 9

## Building Association Information

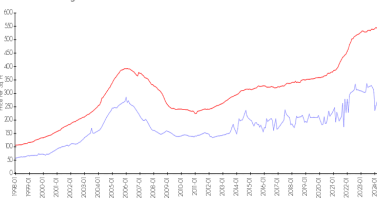
Coral Ridge North Condominium  
 954-564-6328

## Recent Sales

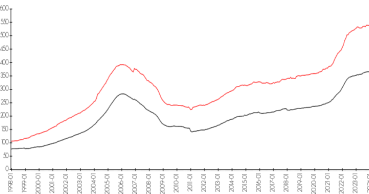
Unit #	Size	Closing Date	Sale Price	PPSF
418	800 sq ft	May 2024	\$207,000	\$259
412A	800 sq ft	May 2024	\$219,900	\$275
317	800 sq ft	Apr 2024	\$242,000	\$303
607	1,120 sq ft	Apr 2024	\$300,000	\$268
311	800 sq ft	Apr 2024	\$150,000	\$188

## Market Information

Coral Ridge North vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge North: \$283/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Coral Ridge North: 4%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Coral Ridge North  
Fort Lauderdale  
Broward

75 days  
76 days  
67 days