

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:	\$217,000
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:	337
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	9

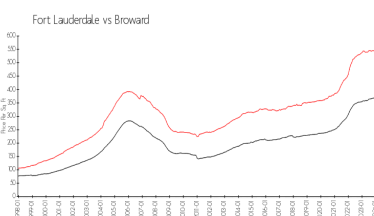
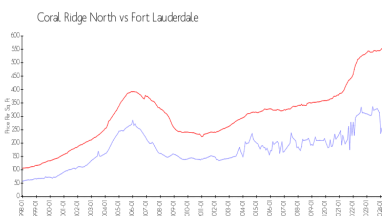
Building Association Information

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:	\$298/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Coral Ridge North	3%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Coral Ridge North
Fort Lauderdale
Broward

78 days
79 days
68 days