

# Unit 420 - Coral Ridge North

420 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10426802
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$210,000
List PPSF:	\$233
Valuated Price:	\$189,000
Valuated PPSF:	\$236

*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

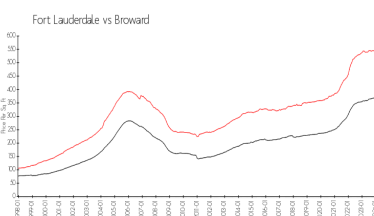
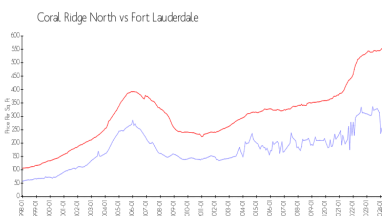
## Building Association Information

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

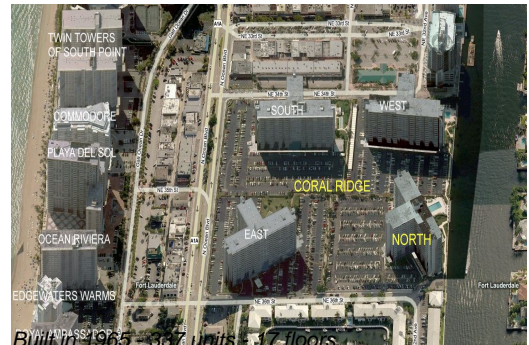


Coral Ridge North:	\$298/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## 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  
78 days  
68 days