

Unit 1721 - Coral Ridge North

1721 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10428320
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Ocean View
List Price:	\$295,000
List PPSF:	\$263
Valuated Price:	\$286,000
Valuated PPSF:	\$255

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:	20
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	8

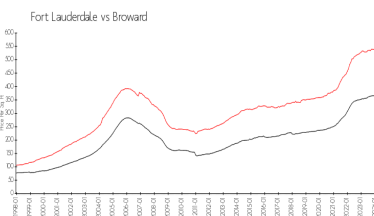
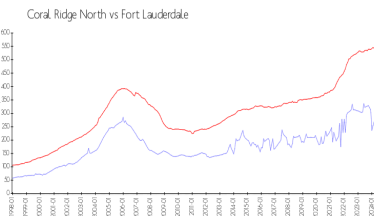
Building Association Information

Coral Ridge North Condominium
954-564-6328

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1219	1,350 sq ft	Mar 2024	\$243,000	\$180
501	1,400 sq ft	Mar 2024	\$456,900	\$326
411	800 sq ft	Mar 2024	\$190,000	\$238
410	1,120 sq ft	Mar 2024	\$230,000	\$205

Market Information



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	72 days
Fort Lauderdale	76 days
Broward	67 days