

# Unit 1512A - Coral Ridge North

1512A - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11694706
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$329,000
List PPSF:	\$411
Valuated Price:	\$263,000
Valuated PPSF:	\$329

*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:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

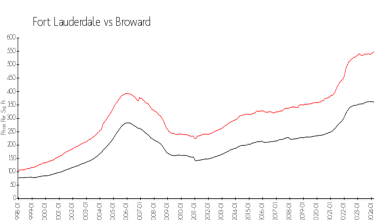
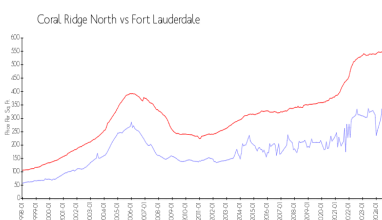
## Building Association Information

Coral Ridge North Condominium  
954-564-6328

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
712A	800 sq ft	Nov 2024	\$260,000	\$325
1721	1,120 sq ft	Nov 2024	\$267,000	\$238
601	1,400 sq ft	Oct 2024	\$410,000	\$293
911	800 sq ft	Oct 2024	\$219,000	\$274
1712a	800 sq ft	Sep 2024	\$316,000	\$395

## Market Information



Coral Ridge North: \$295/sq. ft.  
Fort Lauderdale: \$539/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale

Coral Ridge North	6%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Coral Ridge North	100 days
Fort Lauderdale	86 days
Broward	74 days

