

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: 20
 Building inventory for sale: 5%
 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

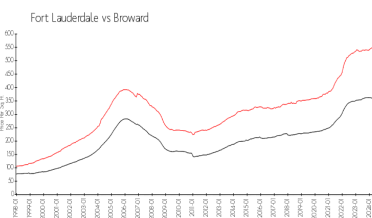
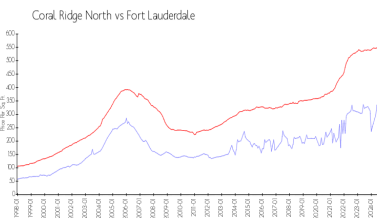
Building Association Information

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.
 Fort Lauderdale: \$539/sq. ft.
 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

