

Unit 1712 - Coral Ridge East

1712 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11697196
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$395,000
List PPSF:	\$293
Valuated Price:	\$382,000
Valuated PPSF:	\$283

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:	22
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

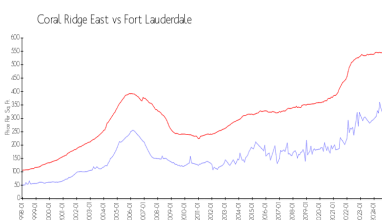
Building Association Information

Coral Ridge Tower East Condominium
(954) 566-4323

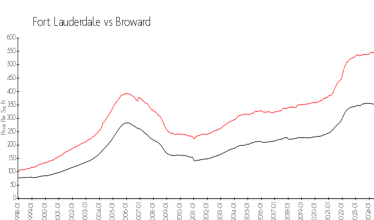
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
902	1,120 sq ft	Dec 2024	\$349,000	\$312
209	1,120 sq ft	Nov 2024	\$299,950	\$268
1714	800 sq ft	Oct 2024	\$250,000	\$313
1015	1,120 sq ft	Jul 2024	\$290,000	\$259
1121	1,120 sq ft	Jun 2024	\$410,000	\$366

Market Information



Coral Ridge East: \$275/sq. ft.
Fort Lauderdale: \$535/sq. ft.



Fort Lauderdale: \$535/sq. ft.
Broward: \$334/sq. ft.

Inventory for Sale

Coral Ridge East	7%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Coral Ridge East	88 days
Fort Lauderdale	89 days
Broward	76 days

