

Unit 605 - Coral Ridge East

605 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11727116
 Status: Active
 Size: 1,250 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Additional Spaces Available,Assigned Parking

View:
 List Price: \$419,000
 List PPSF: \$335
 Valuated Price: \$331,000
 Valuated PPSF: \$265

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: 27
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 5

Building Association Information

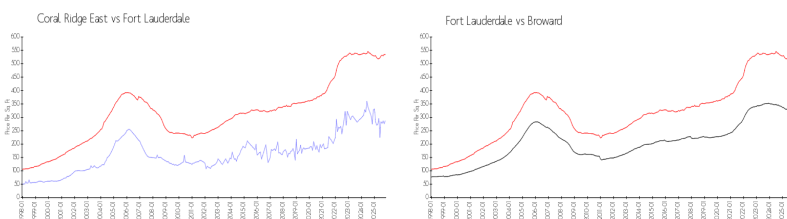
Coral Ridge Tower East Condominium
 (954) 566-4323

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	800 sq ft	Nov 2025	\$285,000	\$356
1122	1,120 sq ft	Nov 2025	\$389,000	\$347
1206	800 sq ft	Oct 2025	\$255,000	\$319
1118	800 sq ft	Oct 2025	\$175,000	\$219
203	800 sq ft	Sep 2025	\$185,000	\$231
1620	800 sq ft	Sep 2025	\$285,000	\$356
1204	1,250 sq ft	Sep 2025	\$339,000	\$271

Market Information



Coral Ridge East:	\$288/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Coral Ridge East	3%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Coral Ridge East	93 days
Fort Lauderdale	100 days
Broward	88 days