

Unit 1721 - Coral Ridge East

1721 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10418085
 Status: Active
 Size: 1,120 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Intracoastal View,Ocean View,Direct Ocean
 List Price: \$410,000
 List PPSF: \$366
 Valuated Price: \$397,000
 Valuated PPSF: \$354

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: 9
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 5

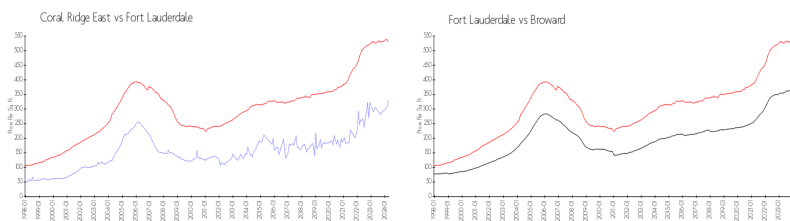
Building Association Information

Coral Ridge Tower East Condominium
 (954) 566-4323

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
410	1,120 sq ft	Apr 2024	\$265,000	\$237
603	800 sq ft	Apr 2024	\$200,000	\$250
217	800 sq ft	Apr 2024	\$320,000	\$400
511	800 sq ft	Mar 2024	\$249,000	\$311
1210	1,120 sq ft	Mar 2024	\$300,000	\$268

Market Information



Coral Ridge East: \$328/sq. ft. Fort Lauderdale: \$528/sq. ft.
 Fort Lauderdale: \$528/sq. ft. Broward: \$349/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
Fort Lauderdale
Broward

71 days
76 days
67 days