

# Unit 302 - Coral Ridge East

302 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10420492
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$379,000
List PPSF:	\$338
Valuated Price:	\$329,000
Valuated PPSF:	\$294

*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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	8

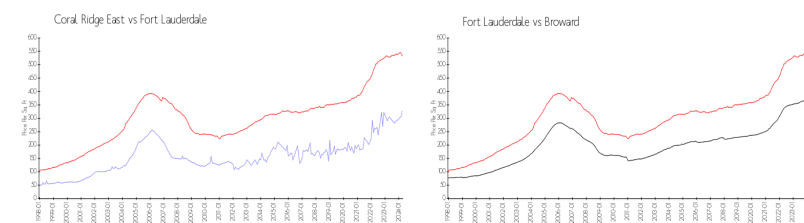
## Building Association Information

Coral Ridge Tower East Condominium  
(954) 566-4323

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	1,250 sq ft	May 2024	\$335,000	\$268
722	1,120 sq ft	May 2024	\$420,000	\$375
1402	1,120 sq ft	May 2024	\$335,000	\$299
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

## Market Information



Coral Ridge East:	\$328/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/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

67 days  
78 days  
68 days