

# 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:	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

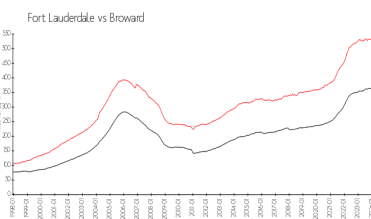
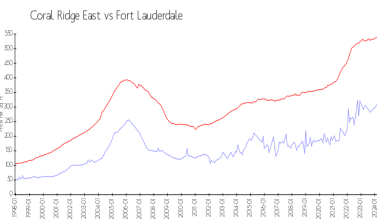
## Building Association Information

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