

Unit 1719 - Coral Ridge North

1719 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10429693
Status:	Expired
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Deeded Parking,Guest Parking
View:	Ocean View
List Price:	\$524,900
List PPSF:	\$389
Valuated Price:	\$348,000
Valuated PPSF:	\$258

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:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

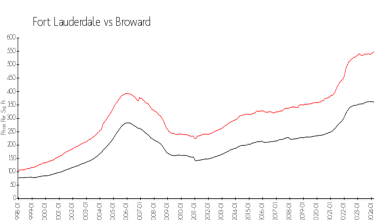
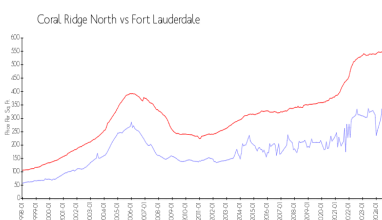
Building Association Information

Coral Ridge North Condominium
954-564-6328

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1721	1,120 sq ft	Nov 2024	\$267,000	\$238
601	1,400 sq ft	Oct 2024	\$410,000	\$293
911	800 sq ft	Oct 2024	\$219,000	\$274
1712a	800 sq ft	Sep 2024	\$316,000	\$395
1602	1,120 sq ft	Jul 2024	\$440,000	\$393

Market Information



Coral Ridge North: \$295/sq. ft.
Fort Lauderdale: \$539/sq. ft.

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Broward: \$340/sq. ft.

Inventory for Sale

Coral Ridge North	6%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Coral Ridge North	102 days
Fort Lauderdale	86 days
Broward	74 days

