

Unit 606 - Coral Ridge North

606 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|---|
| MLS Number: | F10430903 |
| Status: | Pending |
| Size: | 800 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Intracoastal View,Pool Area View,Water View |
| List Price: | \$325,000 |
| List PPSF: | \$406 |
| Valuated Price: | \$271,000 |
| Valuated PPSF: | \$339 |

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: | 12 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 20 |
| Number of sales over the last 6 months: | 13 |
| Number of sales over the last 3 months: | 8 |

Building Association Information

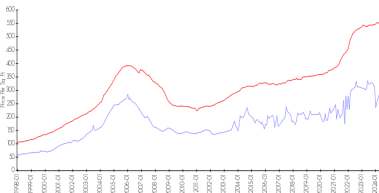
Coral Ridge North Condominium
954-564-6328

Recent Sales

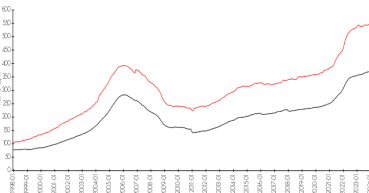
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 515 | 1,120 sq ft | May 2024 | \$315,000 | \$281 |
| 418 | 800 sq ft | May 2024 | \$207,000 | \$259 |
| 412A | 800 sq ft | May 2024 | \$219,900 | \$275 |
| 317 | 800 sq ft | Apr 2024 | \$242,000 | \$303 |
| 607 | 1,120 sq ft | Apr 2024 | \$300,000 | \$268 |
| 311 | 800 sq ft | Apr 2024 | \$150,000 | \$188 |

Market Information

Coral Ridge North vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge North: \$298/sq. ft.
Fort Lauderdale: \$549/sq. ft.

Fort Lauderdale: \$549/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

| | |
|-------------------|----|
| Coral Ridge North | 4% |
| Fort Lauderdale | 4% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------------|---------|
| Coral Ridge North | 82 days |
| Fort Lauderdale | 79 days |
| Broward | 69 days |