

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:	\$257,000
Valuated PPSF:	\$321

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:	21
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	9

Building Association Information

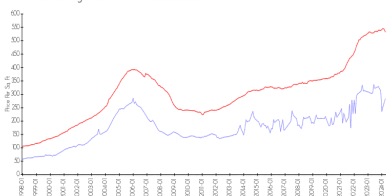
Coral Ridge North Condominium
954-564-6328

Recent Sales

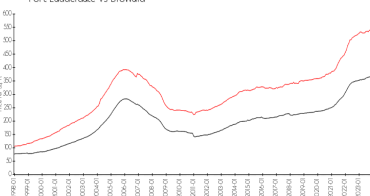
Unit #	Size	Closing Date	Sale Price	PPSF
418	800 sq ft	May 2024	\$207,000	\$259
412A	800 sq ft	May 2024	\$219,900	\$275
317	800 sq ft	Apr 2024	\$242,000	\$303
607	1,120 sq ft	Apr 2024	\$300,000	\$268
311	800 sq ft	Apr 2024	\$150,000	\$188

Market Information

Coral Ridge North vs Fort Lauderdale



Fort Lauderdale vs Broward



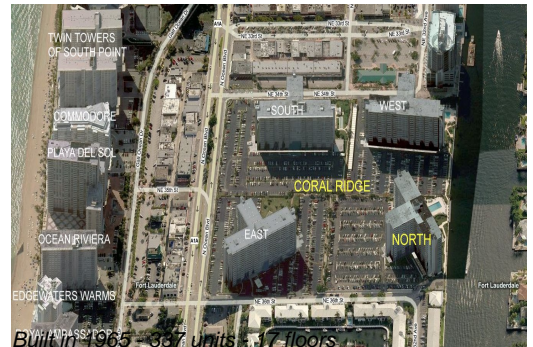
Coral Ridge North: \$283/sq. ft.
Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
Broward: \$353/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Coral Ridge North
Fort Lauderdale
Broward

75 days
78 days
68 days