

# Unit 1621 - Coral Ridge East

1621 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10440722
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Ocean View,Pool Area View,Water View
List Price:	\$340,000
List PPSF:	\$304
Valuated Price:	\$362,000
Valuated PPSF:	\$323

*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:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	2

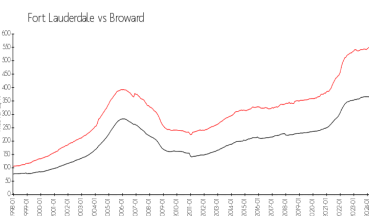
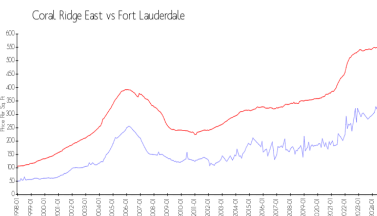
## Building Association Information

Coral Ridge Tower East Condominium  
(954) 566-4323

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1015	1,120 sq ft	Jul 2024	\$290,000	\$259
1121	1,120 sq ft	Jun 2024	\$410,000	\$366
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

## Market Information



Coral Ridge East: \$303/sq. ft.  
Fort Lauderdale: \$547/sq. ft.

Fort Lauderdale: \$547/sq. ft.  
Broward: \$346/sq. ft.

## Inventory for Sale

Coral Ridge East	3%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Coral Ridge East  
Fort Lauderdale  
Broward

77 days  
84 days  
72 days