

# Unit 1601 - Coral Ridge North

1601 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10445865
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Canal,Intracoastal View,Ocean View
List Price:	\$750,000
List PPSF:	\$536
Valuated Price:	\$492,000
Valuated PPSF:	\$351

*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:	17
Building inventory for sale:	5%
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:	3

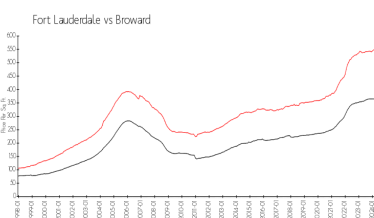
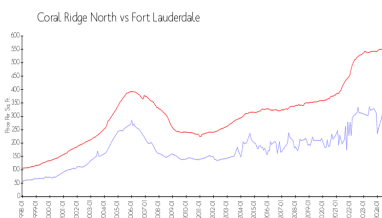
## Building Association Information

Coral Ridge North Condominium  
954-564-6328

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
606	800 sq ft	Jun 2024	\$303,000	\$379
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

## Market Information



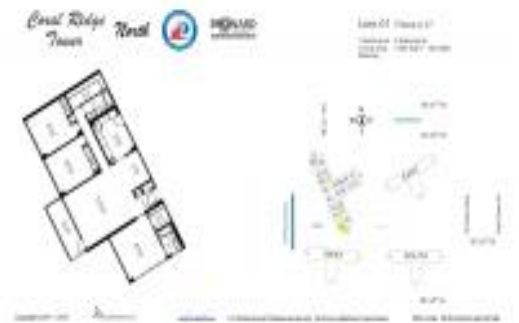
Coral Ridge North:	\$280/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Coral Ridge North	86 days
Fort Lauderdale	84 days



Broward

72 days