

Unit 5609 Coral Lake Dr # 109 - Coral Gate (1-12)

5609 Coral Lake Dr # 109 - 5601-6736 Coral Lake Dr, Margate, FL, Broward 33063

Unit Information

MLS Number:	F10457285
Status:	Active
Size:	1,090 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$210,000
List PPSF:	\$193
Valuated Price:	\$184,000
Valuated PPSF:	\$169

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:	468
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	1%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

Building Association Information

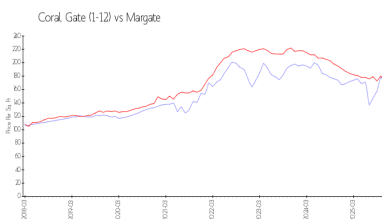
Coral Gate Condominium Association
Address: 6350 Coral Lake Dr,
Margate, FL 33063
Phone: +1 954-971-3968

<https://www.coralgatecondo.com/page/43190~892997/welcome-to-coral-gate>

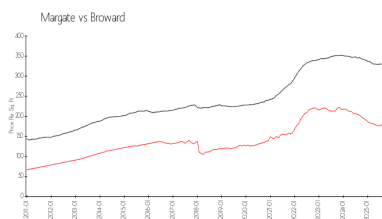
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6708	1,090 sq ft	Nov 2025	\$170,000	\$156
207	990 sq ft	Nov 2025	\$182,000	\$184
6033	1,090 sq ft	Oct 2025	\$160,000	\$147
411	1,090 sq ft	Oct 2025	\$234,500	\$215
202	1,090 sq ft	Sep 2025	\$115,000	\$106

Market Information



Coral Gate (1-12): \$171/sq. ft.
Margate: \$170/sq. ft.



Margate: \$170/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Coral Gate (1-12)	2%
Margate	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Coral Gate (1-12)	109 days
Margate	78 days
Broward	88 days