

Unit 1719 - Coral Ridge North

1719 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10462062
Status:	Active
Size:	1,489 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Ocean View
List Price:	\$449,000
List PPSF:	\$302
Valuated Price:	\$305,000
Valuated PPSF:	\$226

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:	20
Building inventory for sale:	5%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	8

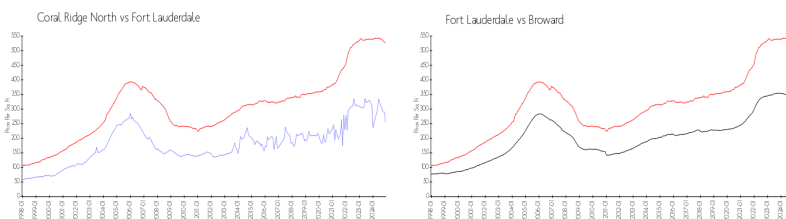
Building Association Information

Coral Ridge North Condominium
954-564-6328

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	800 sq ft	Jan 2025	\$285,000	\$356
1712	1,300 sq ft	Jan 2025	\$383,000	\$295
1407	1,120 sq ft	Jan 2025	\$440,000	\$393
1420	800 sq ft	Jan 2025	\$235,000	\$294
#418	800 sq ft	Dec 2024	\$152,500	\$191
1108	1,400 sq ft	Dec 2024	\$475,000	\$339

Market Information



Coral Ridge North:	\$259/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Coral Ridge North	6%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Coral Ridge North	81 days
Fort Lauderdale	90 days
Broward	78 days

