

Unit 617 - Coral Ridge North

617 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10462424
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Other View
List Price:	\$184,700
List PPSF:	\$231
Valuated Price:	\$189,000
Valuated PPSF:	\$236

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:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

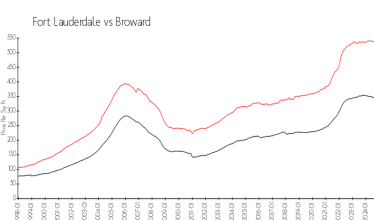
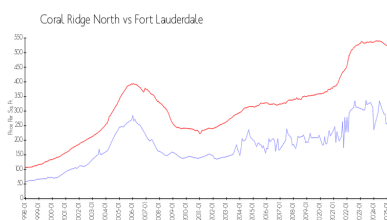
Building Association Information

Coral Ridge North Condominium
954-564-6328

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1201	1,400 sq ft	Apr 2025	\$345,000	\$246
712A	800 sq ft	Mar 2025	\$255,000	\$319
1005	1,120 sq ft	Mar 2025	\$519,000	\$463
802	1,120 sq ft	Mar 2025	\$360,000	\$321
1610	1,120 sq ft	Feb 2025	\$244,000	\$218

Market Information



Coral Ridge North:	\$287/sq. ft.	Fort Lauderdale:	\$521/sq. ft.
Fort Lauderdale:	\$521/sq. ft.	Broward:	\$324/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	88 days
Fort Lauderdale	92 days
Broward	83 days

