

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: \$179,900
 List PPSF: \$225
 Valuated Price: \$170,000
 Valuated PPSF: \$213

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

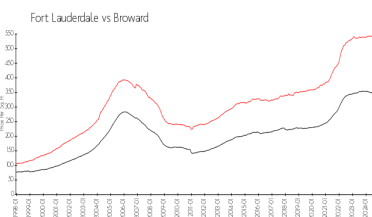
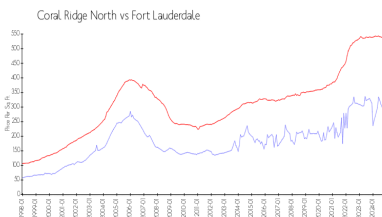
Building Association Information

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

