

Unit 509 - Coral Ridge North

509 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10462427
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View
List Price:	\$440,000
List PPSF:	\$393
Valuated Price:	\$294,000
Valuated PPSF:	\$263

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:	21
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

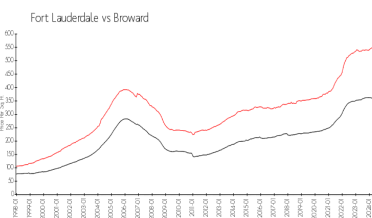
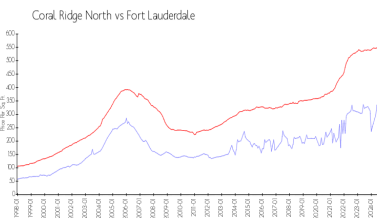
Building Association Information

Coral Ridge North Condominium
954-564-6328

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
712A	800 sq ft	Nov 2024	\$260,000	\$325
1721	1,120 sq ft	Nov 2024	\$267,000	\$238
601	1,400 sq ft	Oct 2024	\$410,000	\$293
911	800 sq ft	Oct 2024	\$219,000	\$274
1712a	800 sq ft	Sep 2024	\$316,000	\$395

Market Information



Coral Ridge North:	\$295/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Coral Ridge North	6%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Coral Ridge North	100 days
Fort Lauderdale	86 days
Broward	74 days

