

Unit 920 - Coral Ridge East

920 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10465152
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Ocean View
 List Price: \$285,000
 List PPSF: \$356
 Valuated Price: \$276,000
 Valuated PPSF: \$345

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: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 4

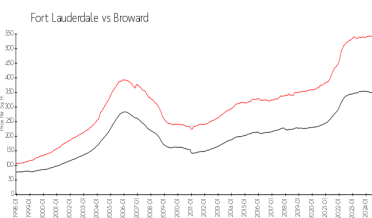
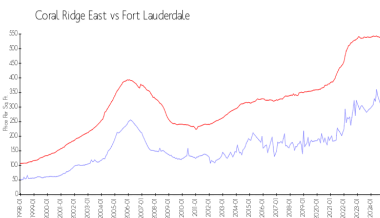
Building Association Information

Coral Ridge Tower East Condominium
 (954) 566-4323

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1721 | 1,120 sq ft | Jan 2025 | \$400,000 | \$357 |
| 902 | 1,120 sq ft | Dec 2024 | \$349,000 | \$312 |
| 209 | 1,120 sq ft | Nov 2024 | \$299,950 | \$268 |
| 1714 | 800 sq ft | Oct 2024 | \$250,000 | \$313 |
| 1015 | 1,120 sq ft | Jul 2024 | \$290,000 | \$259 |

Market Information



Coral Ridge East: \$331/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Coral Ridge East: 6%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Coral Ridge East: 76 days
 Fort Lauderdale: 89 days
 Broward: 78 days

