

Unit 420 - Coral Ridge East

420 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10465989
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Deeded Parking
 View: Garden View,Ocean View,Pool Area View
 List Price: \$210,000
 List PPSF: \$263
 Valuated Price: \$236,000
 Valuated PPSF: \$295

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: 16
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

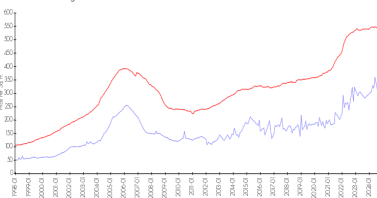
Coral Ridge Tower East Condominium
 (954) 566-4323

Recent Sales

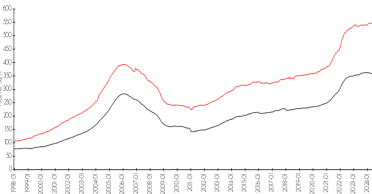
Unit #	Size	Closing Date	Sale Price	PPSF
1714	800 sq ft	Oct 2024	\$250,000	\$313
1015	1,120 sq ft	Jul 2024	\$290,000	\$259
1121	1,120 sq ft	Jun 2024	\$410,000	\$366
505	1,250 sq ft	May 2024	\$335,000	\$268
722	1,120 sq ft	May 2024	\$420,000	\$375
1402	1,120 sq ft	May 2024	\$335,000	\$299

Market Information

Coral Ridge East vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge East: \$297/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

Coral Ridge East: 5%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Coral Ridge East: 77 days
 Fort Lauderdale: 86 days



Broward

74 days