

# Unit 1202 - Coral Ridge East

1202 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10467265
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Intracoastal View,Ocean View
List Price:	\$297,000
List PPSF:	\$265
Valuated Price:	\$325,000
Valuated PPSF:	\$290

*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

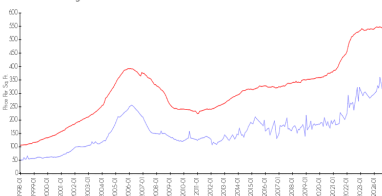
Coral Ridge Tower East Condominium  
(954) 566-4323

## Recent Sales

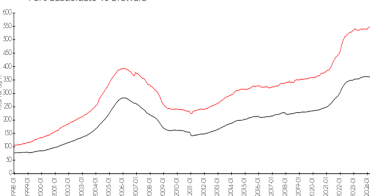
Unit #	Size	Closing Date	Sale Price	PPSF
1714	800 sq ft	Oct 2024	\$250,000	\$313
1015	1,120 sq ft	Jul 2024	\$290,000	\$259
1121	1,120 sq ft	Jun 2024	\$410,000	\$366
505	1,250 sq ft	May 2024	\$335,000	\$268
722	1,120 sq ft	May 2024	\$420,000	\$375
1402	1,120 sq ft	May 2024	\$335,000	\$299

## 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

