

Unit 606 - Coral Ridge East

606 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10472466
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$268,000
List PPSF:	\$335
Valuated Price:	\$203,000
Valuated PPSF:	\$254

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:	22
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

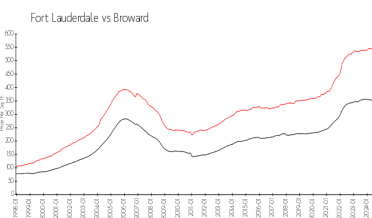
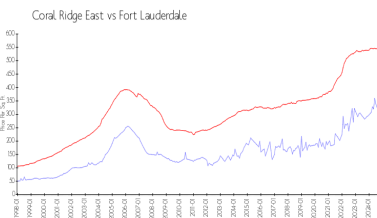
Building Association Information

Coral Ridge Tower East Condominium
(954) 566-4323

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1121	1,120 sq ft	Jun 2024	\$410,000	\$366

Market Information



Coral Ridge East:	\$275/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Coral Ridge East	7%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Coral Ridge East	88 days
Fort Lauderdale	89 days
Broward	76 days

