

Unit 1204 - Coral Ridge East

1204 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10472537
 Status: Active
 Size: 1,250 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Garden View
 List Price: \$447,000
 List PPSF: \$358
 Valuated Price: \$336,000
 Valuated PPSF: \$269

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

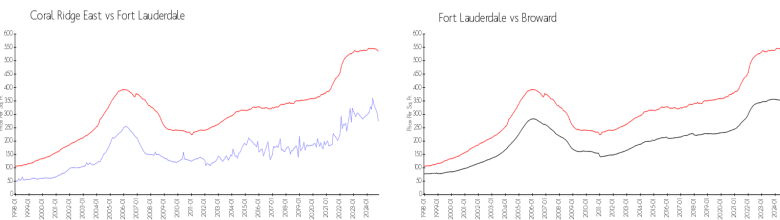
Building Association Information

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

