

Unit 521 - Coral Ridge North

521 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10472936
 Status: Active
 Size: 1,120 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Ocean View
 List Price: \$293,000
 List PPSF: \$262
 Valuated Price: \$260,000
 Valuated PPSF: \$232

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: 19
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 6

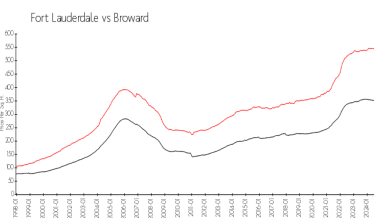
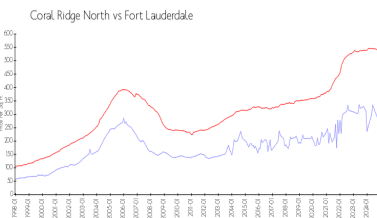
Building Association Information

Coral Ridge North Condominium
 954-564-6328

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1108	1,400 sq ft	Dec 2024	\$475,000	\$339
712A	800 sq ft	Nov 2024	\$260,000	\$325
1721	1,120 sq ft	Nov 2024	\$267,000	\$238
601	1,400 sq ft	Oct 2024	\$410,000	\$293
911	800 sq ft	Oct 2024	\$219,000	\$274

Market Information



Coral Ridge North: \$290/sq. ft.
 Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Coral Ridge North: 100 days
 Fort Lauderdale: 89 days
 Broward: 76 days

