

# Unit 6007 Coral Lake Dr # 107 - Coral Gate (1-12)

6007 Coral Lake Dr # 107 - 5601-6736 Coral Lake Dr, Margate, FL, Broward 33063

## Unit Information

|                 |                |
|-----------------|----------------|
| MLS Number:     | F10484085      |
| Status:         | Active         |
| Size:           | 1,142 Sq ft.   |
| Bedrooms:       | 2              |
| Full Bathrooms: | 2              |
| Half Bathrooms: | 0              |
| Parking Spaces: | Assigned,Guest |
| View:           | Water          |
| List Price:     | \$240,000      |
| List PPSF:      | \$210          |
| Valuated Price: | \$166,000      |
| Valuated PPSF:  | \$168          |

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:                         | 468 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 20  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 22  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

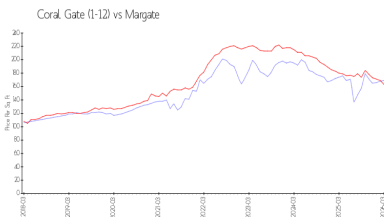
Coral Gate Condominium Association  
Address: 6350 Coral Lake Dr,  
Margate, FL 33063  
Phone: +1 954-971-3968

<https://www.coralgatecondo.com/page/43190~892997/welcome-to-coral-gate>

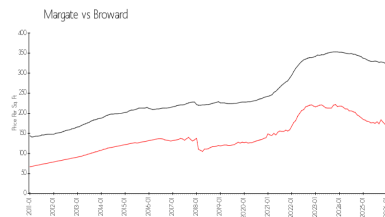
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 308    | 1,090 sq ft | Mar 2026     | \$180,000  | \$165 |
| 209    | 1,090 sq ft | Mar 2026     | \$190,000  | \$174 |
| 101    | 1,090 sq ft | Feb 2026     | \$230,000  | \$211 |
| 108    | 1,090 sq ft | Feb 2026     | \$175,000  | \$161 |
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## Market Information



Coral Gate (1-12): \$169/sq. ft.  
Margate: \$163/sq. ft.



Margate: \$163/sq. ft.  
Broward: \$306/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Coral Gate (1-12) | 4% |
| Margate           | 5% |



|         |    |
|---------|----|
| Broward | 6% |
|---------|----|

**Avg. Time to Close Over Last 12 Months**

|                   |          |
|-------------------|----------|
| Coral Gate (1-12) | 117 days |
| Margate           | 81 days  |
| Broward           | 89 days  |