

# Unit 1617 - Coral Ridge East

1617 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10487615
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$277,000
List PPSF:	\$346
Valuated Price:	\$234,000
Valuated PPSF:	\$293

*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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	6

## Building Association Information

Coral Ridge Tower East Condominium  
(954) 566-4323

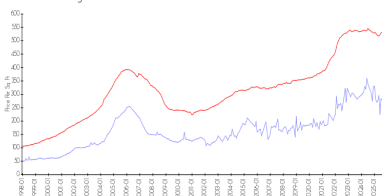
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## Recent Sales

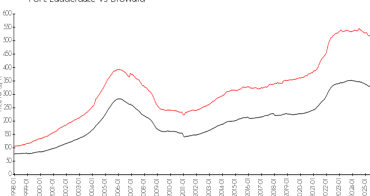
Unit #	Size	Closing Date	Sale Price	PPSF
806	800 sq ft	Nov 2025	\$285,000	\$356
1122	1,120 sq ft	Nov 2025	\$389,000	\$347
1206	800 sq ft	Oct 2025	\$255,000	\$319
1118	800 sq ft	Oct 2025	\$175,000	\$219
203	800 sq ft	Sep 2025	\$185,000	\$231
1620	800 sq ft	Sep 2025	\$285,000	\$356
1204	1,250 sq ft	Sep 2025	\$339,000	\$271

## Market Information

Coral Ridge East vs Fort Lauderdale



Fort Lauderdale vs Broward



Coral Ridge East:	\$288/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Coral Ridge East	3%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Coral Ridge East  
Fort Lauderdale  
Broward

91 days  
100 days  
87 days