

Unit 1610 - Coral Ridge North

1610 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10540741
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$299,000
List PPSF:	\$267
Valuated Price:	\$286,000
Valuated PPSF:	\$255

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:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

Building Association Information

Coral Ridge North Condominium
954-564-6328

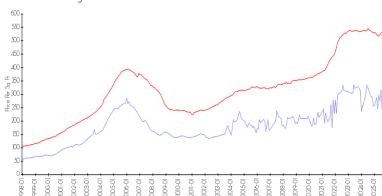
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Recent Sales

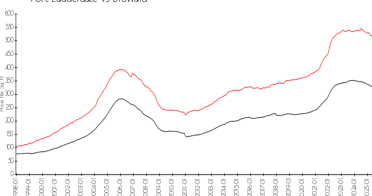
Unit #	Size	Closing Date	Sale Price	PPSF
1721	1,120 sq ft	Dec 2025	\$299,000	\$267
1102	1,120 sq ft	Dec 2025	\$440,000	\$393
1205	1,120 sq ft	Nov 2025	\$450,000	\$402
315	1,120 sq ft	Oct 2025	\$200,000	\$179
516	1,120 sq ft	Oct 2025	\$291,000	\$260
509	1,120 sq ft	Oct 2025	\$305,000	\$272
1512	1,350 sq ft	Oct 2025	\$379,000	\$281

Market Information

Coral Ridge North vs Fort Lauderdale



Fort Lauderdale vs Broward

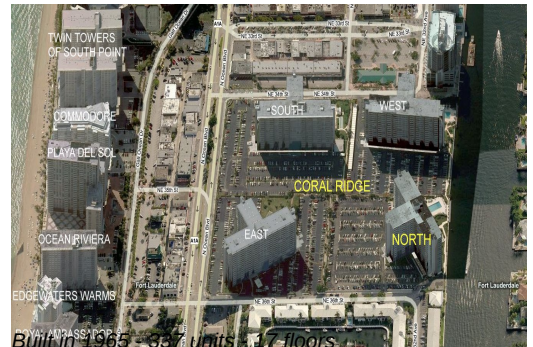


Coral Ridge North:	\$281/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Coral Ridge North	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Coral Ridge North
Fort Lauderdale
Broward

104 days
101 days
88 days