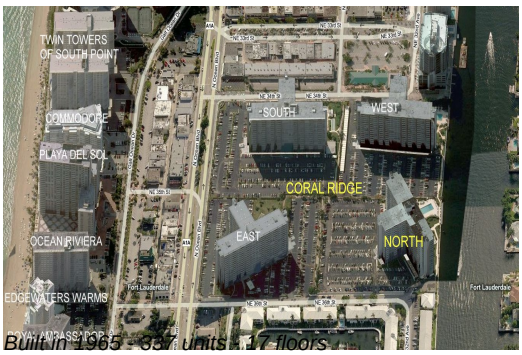
Unit 703 - Coral Ridge North

703 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308



Unit Information

MLS Number:	F10541671
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Intracoastal,Canal,Pool
List Price:	$297,000
List PPSF:	$371
Valuated Price:	$231,000
Valuated PPSF:	$289

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:	20
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	0

Building Association Information

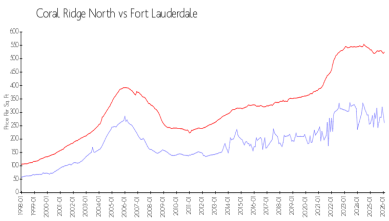
Coral Ridge North Condominium
954-564-6328

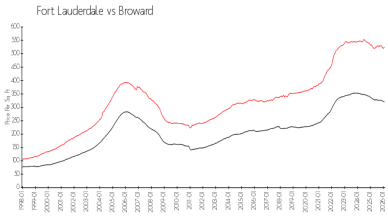
https://

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:	$261/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Coral Ridge North	4%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Coral Ridge North	127 days
Fort Lauderdale	102 days
Broward	89 days