

Unit 403 - Coral Ridge East

403 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10545923
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Intracoastal, Garden
 List Price: \$197,000
 List PPSF: \$246
 Valuated Price: \$212,000
 Valuated PPSF: \$265

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: 12
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Building Association Information

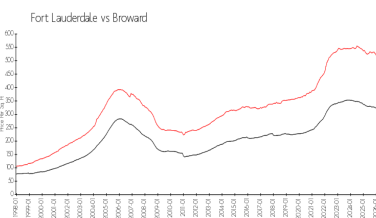
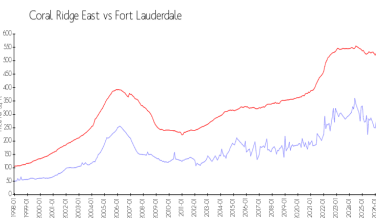
Coral Ridge Tower East Condominium
 (954) 566-4323

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 908 | 1,400 sq ft | Feb 2026 | \$450,000 | \$321 |
| 1416 | 1,120 sq ft | Jan 2026 | \$300,000 | \$268 |
| 303 | 800 sq ft | Jan 2026 | \$202,500 | \$253 |
| 609 | 1,120 sq ft | Jan 2026 | \$250,000 | \$223 |
| 806 | 800 sq ft | Nov 2025 | \$285,000 | \$356 |
| 1122 | 1,120 sq ft | Nov 2025 | \$389,000 | \$347 |

Market Information



Coral Ridge East: \$294/sq. ft.
 Fort Lauderdale: \$522/sq. ft.
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 Broward: \$304/sq. ft.

Inventory for Sale

Coral Ridge East: 4%
 Fort Lauderdale: 7%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Coral Ridge East
Fort Lauderdale
Broward

86 days
103 days
89 days