

# Unit 1110 - Coral Ridge East

1110 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10549306  
 Status: Active  
 Size: 1,120 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Guest  
 View: Ocean  
 List Price: \$299,000  
 List PPSF: \$267  
 Valuated Price: \$319,000  
 Valuated PPSF: \$285

*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

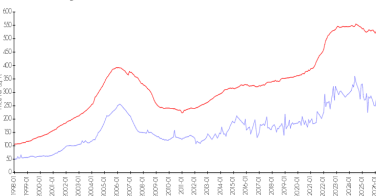
<https://>

## Recent Sales

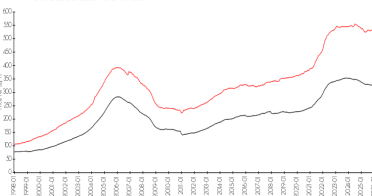
Unit #	Size	Closing Date	Sale Price	PPSF
908	1,400 sq ft	Feb 2026	\$450,000	\$321
1416	1,120 sq ft	Jan 2026	\$300,000	\$268
303	800 sq ft	Jan 2026	\$202,500	\$253
609	1,120 sq ft	Jan 2026	\$250,000	\$223
806	800 sq ft	Nov 2025	\$285,000	\$356
1122	1,120 sq ft	Nov 2025	\$389,000	\$347

## Market Information

Coral Ridge East vs Fort Lauderdale



Fort Lauderdale vs Broward



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