

Unit 1617 - Coral Ridge East

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

Unit Information

MLS Number: F10554814
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Guest
 View: Ocean, Intracoastal
 List Price: \$269,999
 List PPSF: \$337
 Valuated Price: \$239,000
 Valuated PPSF: \$299

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

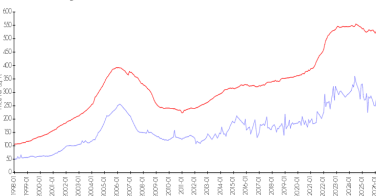
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Recent Sales

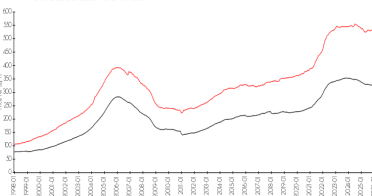
Unit #	Size	Closing Date	Sale Price	PPSF
908	1,400 sq ft	Feb 2026	\$450,000	\$321
1416	1,120 sq ft	Jan 2026	\$300,000	\$268
303	800 sq ft	Jan 2026	\$202,500	\$253
609	1,120 sq ft	Jan 2026	\$250,000	\$223
806	800 sq ft	Nov 2025	\$285,000	\$356
1122	1,120 sq ft	Nov 2025	\$389,000	\$347

Market Information

Coral Ridge East vs Fort Lauderdale



Fort Lauderdale vs Broward



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