

Unit 612 - Coral Ridge North

612 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10555721
 Status: Active
 Size: 1,300 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Intracoastal, Garden, Water
 List Price: \$273,000
 List PPSF: \$210
 Valuated Price: \$300,000
 Valuated PPSF: \$231

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: 15
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 17
 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

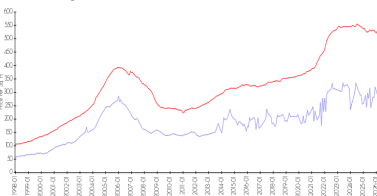
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Recent Sales

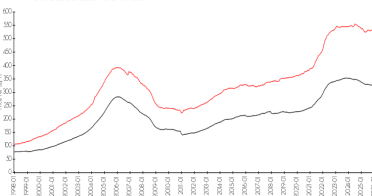
Unit #	Size	Closing Date	Sale Price	PPSF
1721	1,120 sq ft	Dec 2025	\$299,000	\$267
1102	1,120 sq ft	Dec 2025	\$440,000	\$393
1205	1,120 sq ft	Nov 2025	\$450,000	\$402
315	1,120 sq ft	Oct 2025	\$200,000	\$179
516	1,120 sq ft	Oct 2025	\$291,000	\$260
509	1,120 sq ft	Oct 2025	\$305,000	\$272
1512	1,350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

Market Information

Coral Ridge North vs Fort Lauderdale



Fort Lauderdale vs Broward

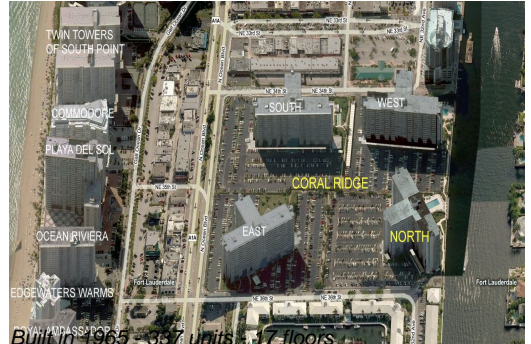


Coral Ridge North: \$281/sq. ft. Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft. Broward: \$304/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Coral Ridge North
Fort Lauderdale
Broward

128 days
103 days
89 days