

# Unit 610 - Coral Ridge East

610 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: RX-10973275  
 Status: Active  
 Size: 1,120 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$549,000  
 List PPSF: \$490  
 Valuated Price: \$339,000  
 Valuated PPSF: \$303

*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: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 5

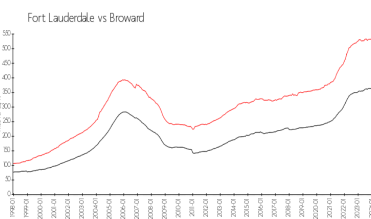
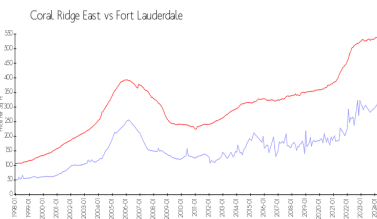
## Building Association Information

Coral Ridge Tower East Condominium  
 (954) 566-4323

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
410	1,120 sq ft	Apr 2024	\$265,000	\$237
603	800 sq ft	Apr 2024	\$200,000	\$250
217	800 sq ft	Apr 2024	\$320,000	\$400
511	800 sq ft	Mar 2024	\$249,000	\$311
1210	1,120 sq ft	Mar 2024	\$300,000	\$268

## Market Information



Coral Ridge East: \$328/sq. ft.      Fort Lauderdale: \$528/sq. ft.  
 Fort Lauderdale: \$528/sq. ft.      Broward: \$349/sq. ft.

## Inventory for Sale

Coral Ridge East: 3%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Coral Ridge East  
Fort Lauderdale  
Broward

71 days  
76 days  
67 days