

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: | \$534,000 |
| List PPSF: | \$477 |
| 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

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|--|-----|
| Number of units: | 337 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 22 |
| Number of sales over the last 6 months: | 15 |
| Number of sales over the last 3 months: | 8 |

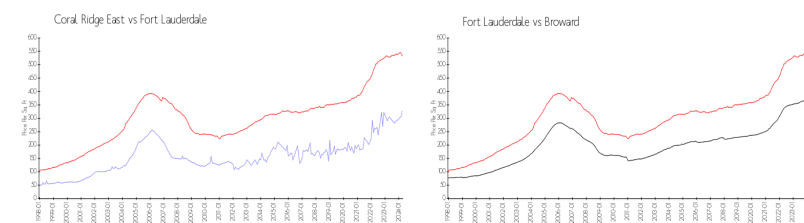
Building Association Information

Coral Ridge Tower East Condominium
(954) 566-4323

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 505 | 1,250 sq ft | May 2024 | \$335,000 | \$268 |
| 722 | 1,120 sq ft | May 2024 | \$420,000 | \$375 |
| 1402 | 1,120 sq ft | May 2024 | \$335,000 | \$299 |
| 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 |

Market Information



| | | | |
|-------------------|---------------|------------------|---------------|
| Coral Ridge East: | \$328/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/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

67 days
78 days
68 days