

# Unit 1712A - Coral Ridge North

1712A - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	RX-11004555
Status:	Closed
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Canal, Intracoastal, Ocean
List Price:	\$320,000
List PPSF:	\$400
Valuated Price:	\$268,000
Valuated PPSF:	\$335

*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:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

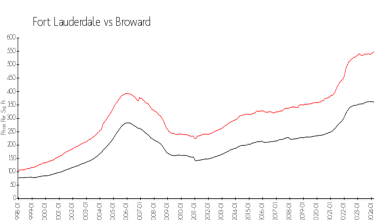
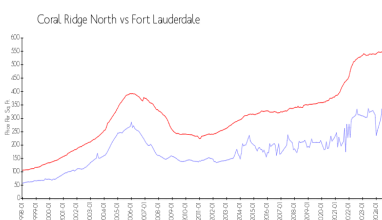
## Building Association Information

Coral Ridge North Condominium  
954-564-6328

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
601	1,400 sq ft	Oct 2024	\$410,000	\$293
911	800 sq ft	Oct 2024	\$219,000	\$274
1712a	800 sq ft	Sep 2024	\$316,000	\$395
1602	1,120 sq ft	Jul 2024	\$440,000	\$393
606	800 sq ft	Jun 2024	\$303,000	\$379

## Market Information



Coral Ridge North: \$295/sq. ft.  
Fort Lauderdale: \$539/sq. ft.

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Broward: \$340/sq. ft.

## Inventory for Sale

Coral Ridge North	6%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Coral Ridge North	96 days
Fort Lauderdale	86 days
Broward	74 days

