

Unit 1712A - Coral Ridge North

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

Unit Information

MLS Number:	RX-11004555
Status:	Active Under Contract
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Ocean, Canal, Intracoastal
List Price:	\$320,000
List PPSF:	\$400
Valuated Price:	\$250,000
Valuated PPSF:	\$313

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:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	2

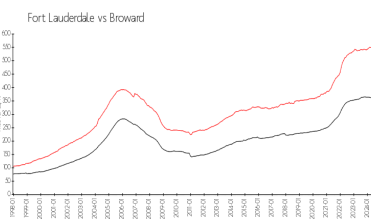
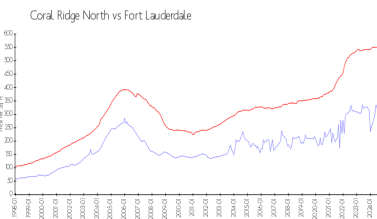
Building Association Information

Coral Ridge North Condominium
954-564-6328

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,120 sq ft	Jul 2024	\$440,000	\$393
606	800 sq ft	Jun 2024	\$303,000	\$379
515	1,120 sq ft	May 2024	\$315,000	\$281
418	800 sq ft	May 2024	\$207,000	\$259
412A	800 sq ft	May 2024	\$219,900	\$275

Market Information

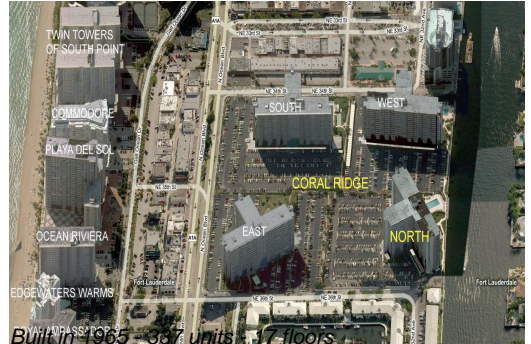


Coral Ridge North:	\$276/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Coral Ridge North
Fort Lauderdale
Broward

86 days
84 days
72 days