

# Unit 220 - Coral Ridge North

220 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: RX-11163629  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Other  
 List Price: \$235,000  
 List PPSF: \$294  
 Valuated Price: \$174,000  
 Valuated PPSF: \$218

*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

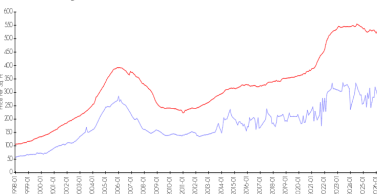
<https://>

## Recent Sales

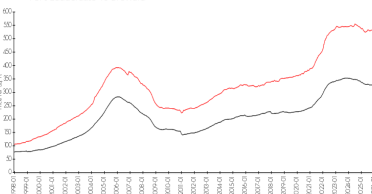
Unit #	Size	Closing Date	Sale Price	PPSF
1721	1,120 sq ft	Dec 2025	\$299,000	\$267
1102	1,120 sq ft	Dec 2025	\$440,000	\$393
1205	1,120 sq ft	Nov 2025	\$450,000	\$402
315	1,120 sq ft	Oct 2025	\$200,000	\$179
516	1,120 sq ft	Oct 2025	\$291,000	\$260
509	1,120 sq ft	Oct 2025	\$305,000	\$272
1512	1,350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