Unit 515 - Coral Ridge North

515 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

| MLS Number: | F10416413 |
|-----------------|---|
| Status: | Active |
| Size: | 1,120 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | Intracoastal View, Other View, Water View |
| List Price: | \$330,000 |
| List PPSF: | \$295 |
| Valuated Price: | \$320,000 |
| Valuated PPSF: | \$286 |

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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: | 14 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 20 |
| Number of sales over the last 6 months: | 12 |
| Number of sales over the last 3 months: | 8 |

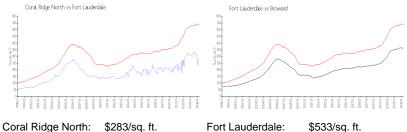
Building Association Information

Coral Ridge North Condominium 954-564-6328

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 412A | 800 sq ft | May 2024 | \$219,900 | \$275 |
| 317 | 800 sq ft | Apr 2024 | \$242,000 | \$303 |
| 607 | 1,120 sq ft | Apr 2024 | \$300,000 | \$268 |
| 311 | 800 sq ft | Apr 2024 | \$150,000 | \$188 |
| 1219 | 1,350 sq ft | Mar 2024 | \$243,000 | \$180 |
| 501 | 1,400 sq ft | Mar 2024 | \$456,900 | \$326 |
| 411 | 800 sq ft | Mar 2024 | \$190,000 | \$238 |
| 410 | 1,120 sq ft | Mar 2024 | \$230,000 | \$205 |

Market Information



| Coral Ridge North: | \$283/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
|--------------------|---------------|------------------|---------------|
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |
| | | | |

Inventory for Sale

| Coral Ridge North | 4% |
|-------------------|----|
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| 72 days |
|---------|
| 76 days |
| 67 days |
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