

Unit 1721 - Coral Ridge East

1721 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10418085
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$410,000
List PPSF:	\$366
Valuated Price:	\$397,000
Valuated PPSF:	\$354

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:	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

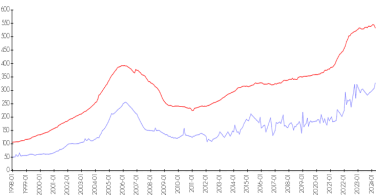
Coral Ridge Tower East Condominium
(954) 566-4323

Recent Sales

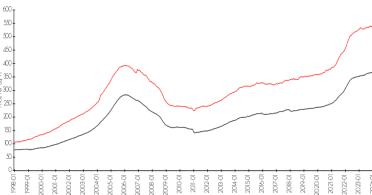
Unit #	Size	Closing Date	Sale Price	PPSF
505	1,250 sq ft	May 2024	\$335,000	\$268
722	1,120 sq ft	May 2024	\$420,000	\$375
1402	1,120 sq ft	May 2024	\$335,000	\$299
410	1,120 sq ft	Apr 2024	\$265,000	\$237
603	800 sq ft	Apr 2024	\$200,000	\$250
217	800 sq ft	Apr 2024	\$320,000	\$400

Market Information

Coral Ridge East vs Fort Lauderdale



Fort Lauderdale vs Broward



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	67 days
Fort Lauderdale	76 days
Broward	67 days