

# Unit 902 - Coral Ridge East

902 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10425881  
 Status: Active  
 Size: 1,120 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Intracoastal View, Other View  
 List Price: \$359,000  
 List PPSF: \$321  
 Valuated Price: \$349,000  
 Valuated PPSF: \$312

*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

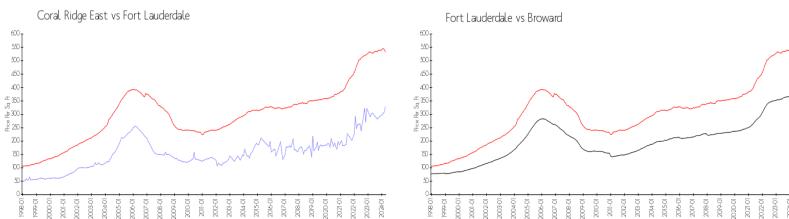
## Building Association Information

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: \$328/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
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 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  
Fort Lauderdale  
Broward

67 days  
76 days  
67 days