

# Unit 612 - Coral Ridge North

612 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10429994
Status:	Active
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Intracoastal View
List Price:	\$305,000
List PPSF:	\$235
Valuated Price:	\$303,000
Valuated PPSF:	\$233

*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

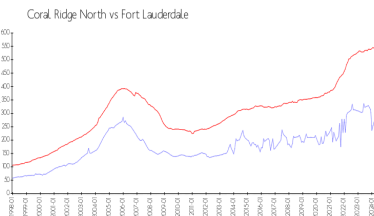
## Building Association Information

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

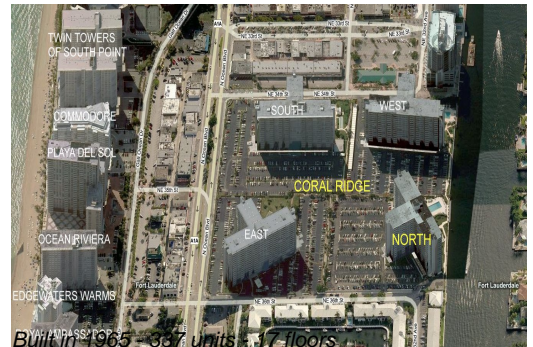
## Market Information



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**

Coral Ridge North	72 days
Fort Lauderdale	76 days
Broward	67 days