

Unit 518 - Coral Ridge East

518 - 3300 NE 36 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10433923
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Garden View,Pool Area View
 List Price: \$279,000
 List PPSF: \$349
 Valuated Price: \$240,000
 Valuated PPSF: \$300

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

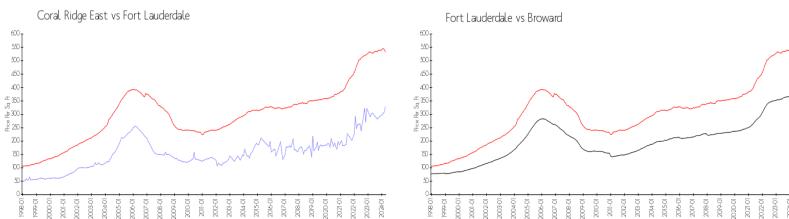
Building Association Information

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.
 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
Fort Lauderdale
Broward

67 days
76 days
67 days