

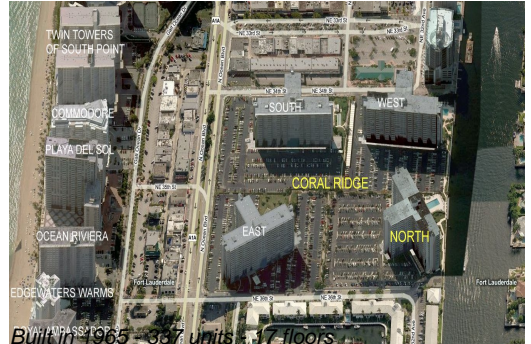
# Unit 617 - Coral Ridge North

617 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: RX-10966873  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Intracoastal, Ocean  
 List Price: \$199,900  
 List PPSF: \$250  
 Valuated Price: \$186,000  
 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

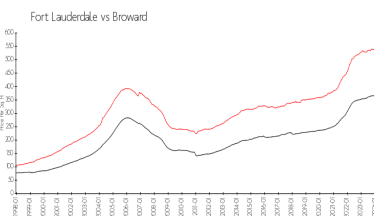
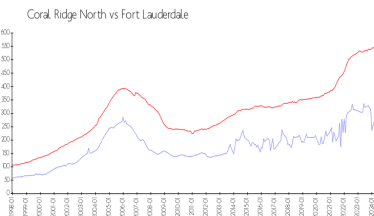
## Building Association Information

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.  
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 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