

# Unit 1201 - Coral Ridge North

1201 - 3200 NE 36 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10425684                                |
| Status:         | Active                                   |
| Size:           | 1,400 Sq ft.                             |
| Bedrooms:       | 3  |
| Full Bathrooms: | 2  |
| Half Bathrooms: | 0  |
| Parking Spaces: | 1 Space, Guest Parking                   |
| View:           | Canal, Intracoastal View, Pool Area View |
| List Price:     | \$475,000                                |
| List PPSF:      | \$339                                    |
| Valuated Price: | \$478,000                                |
| Valuated PPSF:  | \$341                                    |

*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   |

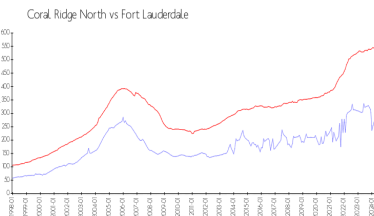
## Building Association Information

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 |

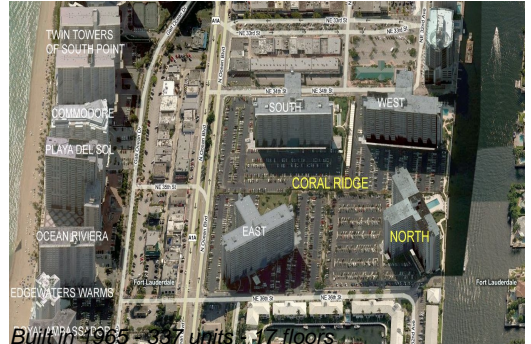
## Market Information



|                    |               |                  |               |
|--------------------|---------------|------------------|---------------|
| 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 |