

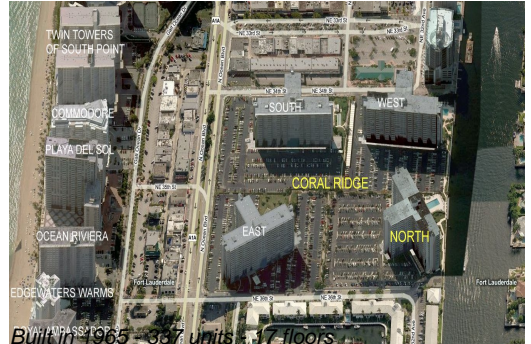
Unit 617 - Coral Ridge North

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

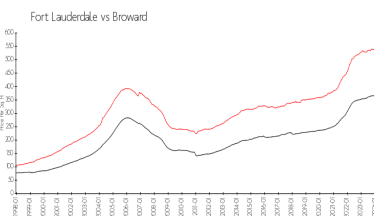
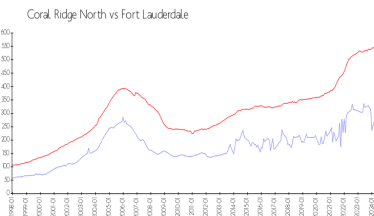
Building Association Information

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.
 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