

Unit 621 - Tides at Bridgeside Square

621 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11392821
 Status: Active
 Size: 720 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Deeded Parking,Guest Parking,Parking-Under Building

View:
 List Price: \$375,000
 List PPSF: \$521
 Valuated Price: \$377,000
 Valuated PPSF: \$524

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: 246
 Number of active listings for rent: 0
 Number of active listings for sale: 14
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

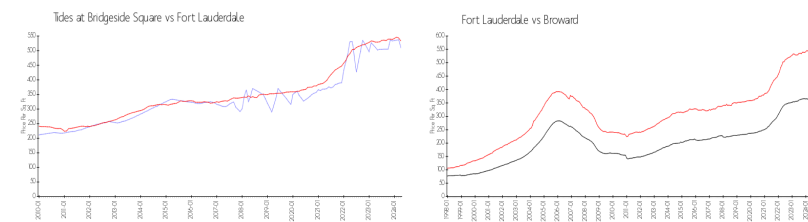
The Tides at Bridgeside Square
 Community Address:3020 NE 32nd Avenue
 Fort lauderdale, FL 33308
 Contact Phone Number: 954-630-1311

<http://www.tidesfortlauderdale.com/thetides/home.asp>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1010	1,190 sq ft	Mar 2024	\$595,000	\$500
916	1,170 sq ft	Feb 2024	\$620,000	\$530
725	1,510 sq ft	Nov 2023	\$795,000	\$526
1223	720 sq ft	Nov 2023	\$445,000	\$618
618	1,200 sq ft	Nov 2023	\$575,000	\$479

Market Information



Tides at Bridgeside Square: \$509/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale



Tides at Bridgeside Square	6%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tides at Bridgeside Square	39 days
Fort Lauderdale	76 days
Broward	67 days