

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:	\$391,000
Valuated PPSF:	\$543

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:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

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

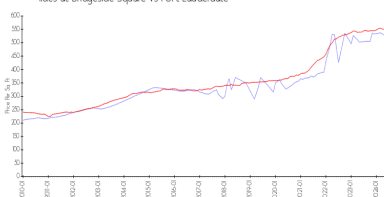
<http://www.tidesfortlauderdale.com/thetides/home.asp>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1203	1,100 sq ft	May 2024	\$595,000	\$541
614	790 sq ft	May 2024	\$425,000	\$538
1201	1,510 sq ft	May 2024	\$805,000	\$533
1010	1,190 sq ft	Mar 2024	\$595,000	\$500
916	1,170 sq ft	Feb 2024	\$620,000	\$530

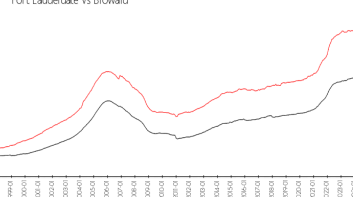
Market Information

Tides at Bridgeside Square vs Fort Lauderdale



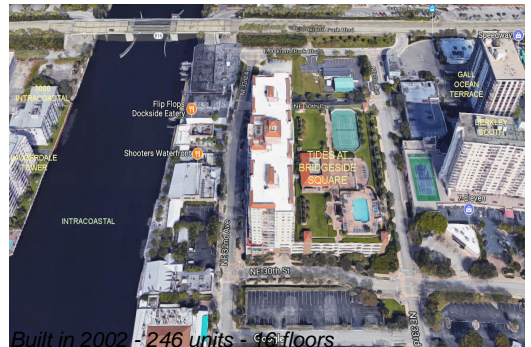
Tides at Bridgeside Square: \$528/sq. ft.
Fort Lauderdale: \$550/sq. ft.

Fort Lauderdale vs Broward



Fort Lauderdale: \$550/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale



Tides at Bridgeside Square	6%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Tides at Bridgeside Square	38 days
Fort Lauderdale	79 days
Broward	68 days