

Unit 1407 - Tides at Bridgeside Square

1407 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11490892
Status:	Active
Size:	640 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Deeded Parking
View:	
List Price:	\$390,000
List PPSF:	\$609
Valuated Price:	\$363,000
Valuated PPSF:	\$567

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:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Building Association Information

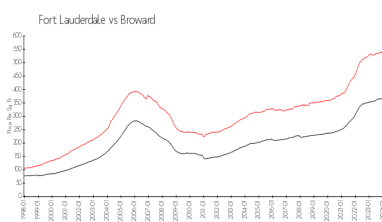
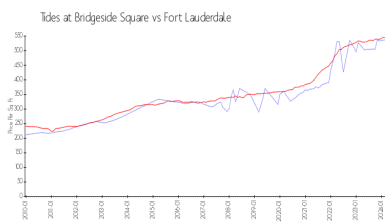
The Tides at Bridgeside Square
 Community Address:3020 NE 32nd Avenue
 Fort lauderdale, FL 33308
 Contact Phone Number: 954-630-1311

<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

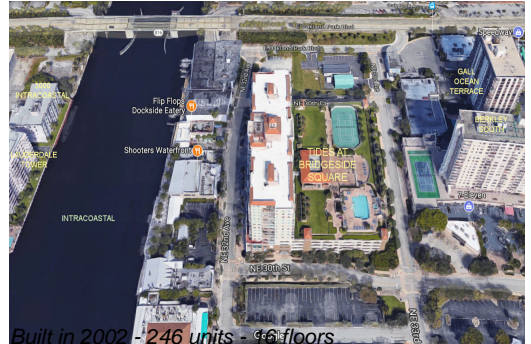
Market Information



Tides at Bridgeside Square:	\$509/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Tides at Bridgeside Square 5%



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