

Unit 723 - Tides at Bridgeside Square

723 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

Unit Information

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|-----------------|--|
| MLS Number: | F10426588 |
| Status: | Active |
| Size: | 720 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | Garden View,Ocean View,Pool Area View |
| List Price: | \$410,000 |
| List PPSF: | \$569 |
| Valuated Price: | \$381,000 |
| Valuated PPSF: | \$529 |

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

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|--|-----|
| 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

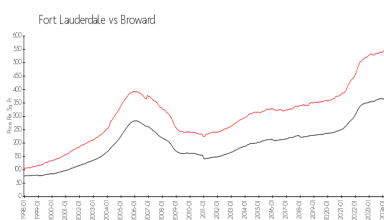
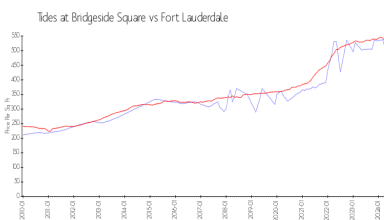
The Tides at Bridgeside Square
 Community Address:3020 NE 32nd Avenue
 Fort lauderdale, FL 33308
 Contact Phone Number: 954-630-1311

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

Recent Sales

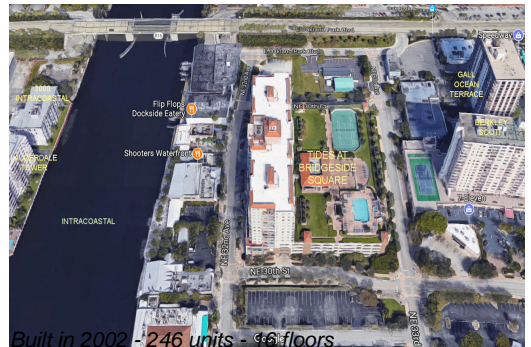
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1010 | 1,190 sq ft | Mar 2024 | \$595,000 | \$500 |
| 916 | 1,170 sq ft | Feb 2024 | \$620,000 | \$530 |
| 725 | 1,510 sq ft | Nov 2023 | \$795,000 | \$526 |
| 1223 | 720 sq ft | Nov 2023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