

# Unit 1108 - Tides at Bridgeside Square

1108 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11536738  
 Status: Active  
 Size: 1,600 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$839,000  
 List PPSF: \$524  
 Valuated Price: \$766,000  
 Valuated PPSF: \$479

*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: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

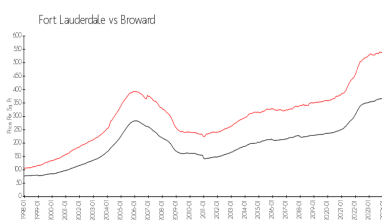
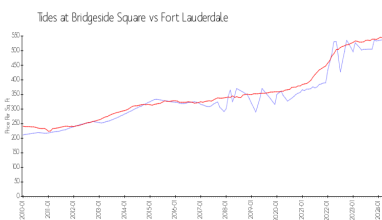
The Tides at Bridgeside Square  
 Community Address:3020 NE 32nd Avenue  
 Fort lauderdale, FL 33308  
 Contact Phone Number: 954-630-1311

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

## Recent Sales

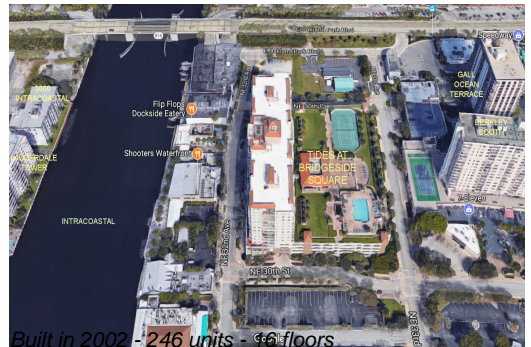
Unit #	Size	Closing Date	Sale Price	PPSF
1010	1,190 sq ft	Mar 2024	\$595,000	\$500
916	1,170 sq ft	Feb 2024	\$620,000	\$530
725	1,510 sq ft	Nov 2023	\$795,000	\$526
1223	720 sq ft	Nov 2023	\$445,000	\$618
618	1,200 sq ft	Nov 2023	\$575,000	\$479

## Market Information



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