

Unit 908 - Tides at Bridgeside Square

908 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11612252
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:	\$760,000
List PPSF:	\$475
Valuated Price:	\$699,000
Valuated PPSF:	\$437

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:	16
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
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

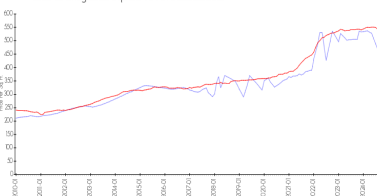
<http://www.tidesfortlauderdale.com/thetides/home.asp>

Recent Sales

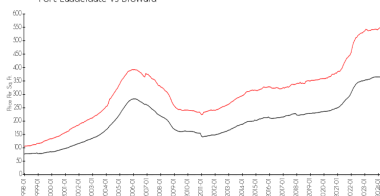
Unit #	Size	Closing Date	Sale Price	PPSF
1017	640 sq ft	Sep 2024	\$357,500	\$559
1203	1,100 sq ft	May 2024	\$595,000	\$541
614	790 sq ft	May 2024	\$425,000	\$538
1201	1,510 sq ft	May 2024	\$805,000	\$533
1010	1,190 sq ft	Mar 2024	\$595,000	\$500

Market Information

Tides at Bridgeside Square vs Fort Lauderdale



Fort Lauderdale vs Broward

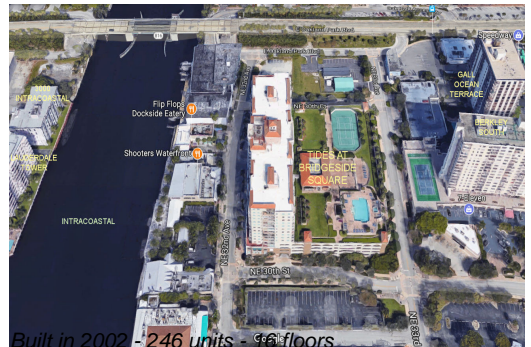


Tides at Bridgeside Square: \$474/sq. ft.
Fort Lauderdale: \$543/sq. ft.

Fort Lauderdale: \$543/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Tides at Bridgeside Square	7%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Tides at Bridgeside Square	45 days
Fort Lauderdale	84 days
Broward	72 days