

Unit 906 - Tides at Bridgeside Square

906 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11689457
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Other Parking
 View:
 List Price: \$650,000
 List PPSF: \$542
 Valuated Price: \$578,000
 Valuated PPSF: \$482

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: 15
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

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

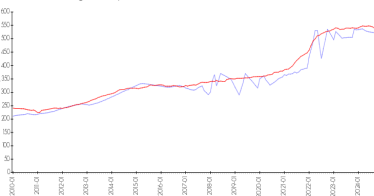
<http://www.tidesfortlauderdale.com/thetides/home.asp>

Recent Sales

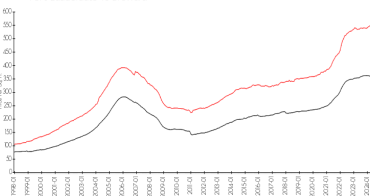
Unit #	Size	Closing Date	Sale Price	PPSF
1421	720 sq ft	Nov 2024	\$395,000	\$549
1419	750 sq ft	Oct 2024	\$370,000	\$493
1017	640 sq ft	Sep 2024	\$357,500	\$559
1203	1,100 sq ft	May 2024	\$595,000	\$541
614	790 sq ft	May 2024	\$425,000	\$538
1201	1,510 sq ft	May 2024	\$805,000	\$533

Market Information

Tides at Bridgeside Square vs Fort Lauderdale



Fort Lauderdale vs Broward

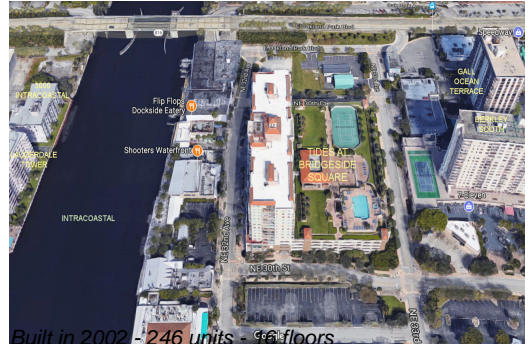


Tides at Bridgeside Square: \$522/sq. ft.
 Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Tides at Bridgeside Square: 6%
 Fort Lauderdale: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Tides at Bridgeside Square	49 days
Fort Lauderdale	86 days
Broward	74 days