

# Unit 115 - Waterside on the Intracoastal

115 - 2881 NE 32 St, Fort Lauderdale, FL, Broward 33306

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11843304              |
| Status:         | Active                 |
| Size:           | 747 Sq ft.             |
| Bedrooms:       | 1                      |
| Full Bathrooms: | 1                      |
| Half Bathrooms: | 0                      |
| Parking Spaces: | 1 Space, Guest Parking |
| View:           |                        |
| List Price:     | \$460,000              |
| List PPSF:      | \$616                  |
| Valuated Price: | \$306,000              |
| Valuated PPSF:  | \$410                  |

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:                         | 60 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 4  |
| Building inventory for sale:             | 6% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 2  |
| Number of sales over the last 3 months:  | 2  |

## Building Association Information

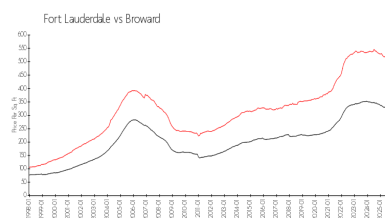
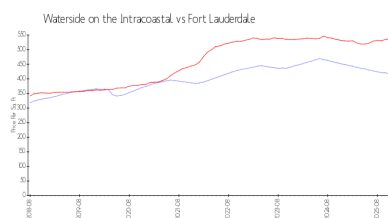
Waterside on the Intracoastal  
Address: 2881 NE 32nd St,  
Fort Lauderdale  
(954) 563-2480

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 110    | 1,120 sq ft | Dec 2025     | \$465,000  | \$415 |
| 107    | 747 sq ft   | Oct 2025     | \$515,000  | \$689 |
| 306    | 634 sq ft   | May 2025     | \$315,000  | \$497 |

## Market Information



|                                |               |                  |               |
|--------------------------------|---------------|------------------|---------------|
| Waterside on the Intracoastal: | \$414/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale:               | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                               |    |
|-------------------------------|----|
| Waterside on the Intracoastal | 7% |
| Fort Lauderdale               | 4% |
| Broward                       | 4% |

## Avg. Time to Close Over Last 12 Months



|                               |          |
|-------------------------------|----------|
| Waterside on the Intracoastal | 61 days  |
| Fort Lauderdale               | 101 days |
| Broward                       | 88 days  |