

Unit 1419 - Tides at Bridgeside Square

1419 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10438945
 Status: Active
 Size: 750 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking
 View: Ocean View,Pool Area View,Water View
 List Price: \$385,000
 List PPSF: \$513
 Valuated Price: \$395,000
 Valuated PPSF: \$527

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: 18
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

Building Association Information

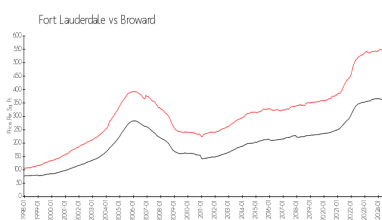
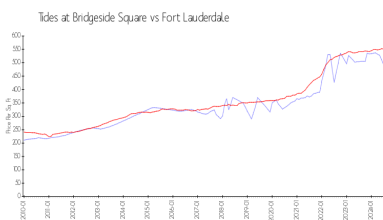
The Tides at Bridgeside Square
 Community Address:3020 NE 32nd Avenue
 Fort lauderdale, FL 33308
 Contact Phone Number: 954-630-1311

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
916	1,170 sq ft	Feb 2024	\$620,000	\$530

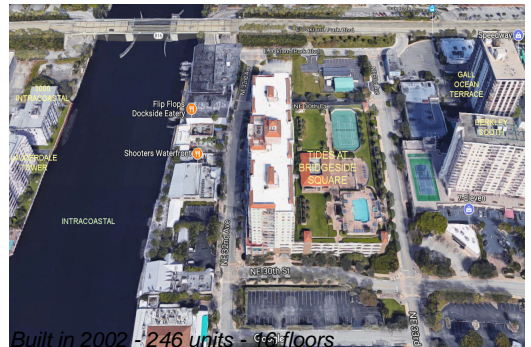
Market Information



Tides at Bridgeside Square: \$472/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
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 Broward: \$346/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	48 days
Fort Lauderdale	84 days
Broward	72 days