

Unit 1419 - Tides at Bridgeside Square

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

Unit Information

MLS Number:	F10438945
Status:	Closed
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:	\$437,000
Valuated PPSF:	\$583

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:	11
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

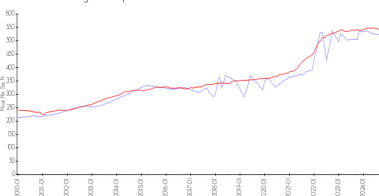
<http://www.tidesfortlauderdale.com/thetides/home.asp>

Recent Sales

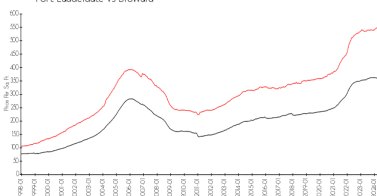
Unit #	Size	Closing Date	Sale Price	PPSF
1421	720 sq ft	Nov 2024	\$395,000	\$549
1419	750 sq ft	Oct 2024	\$370,000	\$493
1017	640 sq ft	Sep 2024	\$357,500	\$559
1203	1,100 sq ft	May 2024	\$595,000	\$541
614	790 sq ft	May 2024	\$425,000	\$538
1201	1,510 sq ft	May 2024	\$805,000	\$533

Market Information

Tides at Bridgeside Square vs Fort Lauderdale



Fort Lauderdale vs Broward

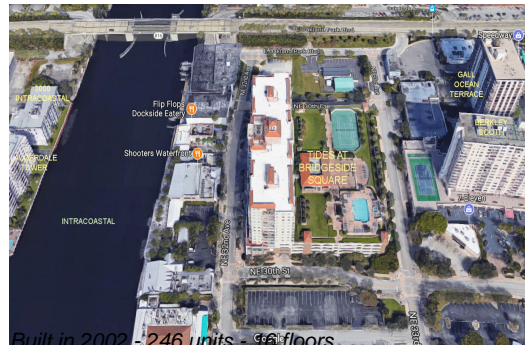


Tides at Bridgeside Square: \$522/sq. ft.
Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.
Broward: \$340/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	47 days
Fort Lauderdale	86 days
Broward	74 days