

Unit 1011 - Tides at Bridgeside Square

1011 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

Unit Information

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|-----------------|---------------------------------|
| MLS Number: | F10445797 |
| Status: | Pending |
| Size: | 1,110 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Parking Garage |
| View: | |
| Rental Price: | \$2,800 |
| List PPSF: | \$3 |
| Valuated Price: | \$621,000 |
| Valuated PPSF: | \$559 |

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

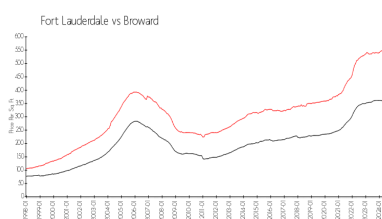
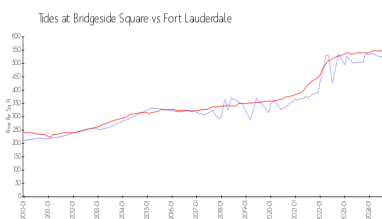
| | |
|--|-----|
| Number of units: | 246 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 15 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 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>

Market Information



| | | | |
|-----------------------------|---------------|------------------|---------------|
| 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 |

