

# Unit 1211 - Tides at Bridgeside Square

1211 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10460257  
 Status: Active Under Contract  
 Size: 1,110 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Ocean View  
 List Price: \$525,000  
 List PPSF: \$473  
 Valuated Price: \$501,000  
 Valuated PPSF: \$451

*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: 10  
 Number of sales over the last 6 months: 5  
 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

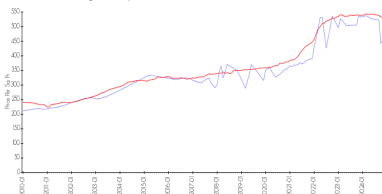
<http://www.tidesfortlauderdale.com/thetides/home.asp>

## Recent Sales

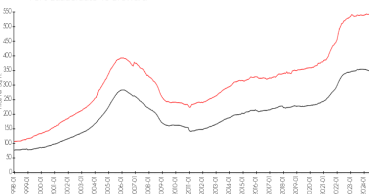
| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 1005   | 750 sq ft | Dec 2024     | \$330,000  | \$440 |
| 721    | 720 sq ft | Nov 2024     | \$255,000  | \$354 |
| 1421   | 720 sq ft | Nov 2024     | \$395,000  | \$549 |
| 1419   | 750 sq ft | Oct 2024     | \$370,000  | \$493 |
| 1017   | 640 sq ft | Sep 2024     | \$357,500  | \$559 |

## Market Information

Tides at Bridgeside Square vs Fort Lauderdale



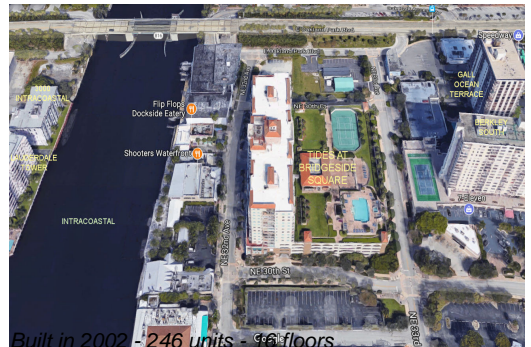
Fort Lauderdale vs Broward



Tides at Bridgeside Square: \$413/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Tides at Bridgeside Square: 7%  
 Fort Lauderdale: 6%  
 Broward: 5%



## **Avg. Time to Close Over Last 12 Months**

|                            |         |
|----------------------------|---------|
| Tides at Bridgeside Square | 75 days |
| Fort Lauderdale            | 89 days |
| Broward                    | 78 days |