

# Unit 510 - Tides at Bridgeside Square

510 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10463217  
 Status: Active  
 Size: 815 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Covered Parking  
 View: Intracoastal View,Water View  
 List Price: \$359,000  
 List PPSF: \$440  
 Valuated Price: \$377,000  
 Valuated PPSF: \$463

*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: 10  
 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

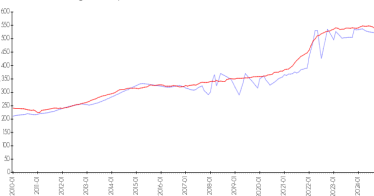
<http://www.tidesfortlauderdale.com/thetides/home.asp>

## Recent Sales

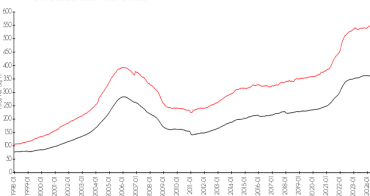
Unit #	Size	Closing Date	Sale Price	PPSF
1421	720 sq ft	Nov 2024	\$395,000	\$549
1419	750 sq ft	Oct 2024	\$370,000	\$493
1017	640 sq ft	Sep 2024	\$357,500	\$559
1203	1,100 sq ft	May 2024	\$595,000	\$541
614	790 sq ft	May 2024	\$425,000	\$538
1201	1,510 sq ft	May 2024	\$805,000	\$533

## Market Information

Tides at Bridgeside Square vs Fort Lauderdale



Fort Lauderdale vs Broward

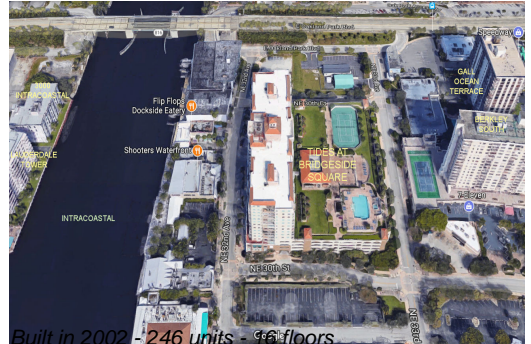


Tides at Bridgeside Square: \$522/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.  
 Broward: \$339/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	49 days
Fort Lauderdale	86 days
Broward	74 days