

# Unit 911 - Tides at Bridgeside Square

911 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10471313  
 Status: Active  
 Size: 1,110 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Ocean View, Pool Area View, Tennis Court View  
 List Price: \$599,000  
 List PPSF: \$540  
 Valuated Price: \$615,000  
 Valuated PPSF: \$554

*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

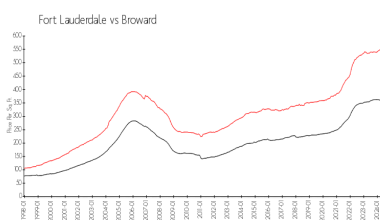
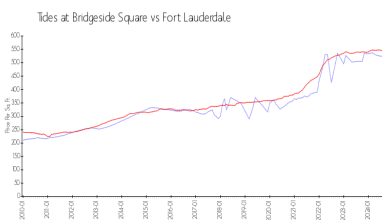
The Tides at Bridgeside Square  
 Community Address: 3020 NE 32nd Avenue  
 Fort Lauderdale, FL 33308  
 Contact Phone Number: 954-630-1311

<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

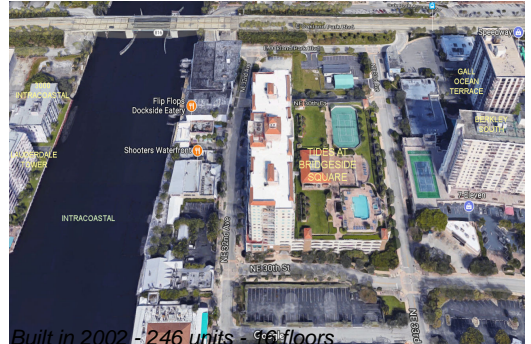
## Market Information



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