

# Unit PH-11 - Tides at Bridgeside Square

PH-11 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10533853
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$650,000
List PPSF:	\$556
Valuated Price:	\$599,000
Valuated PPSF:	\$512

*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:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

## Building Association Information

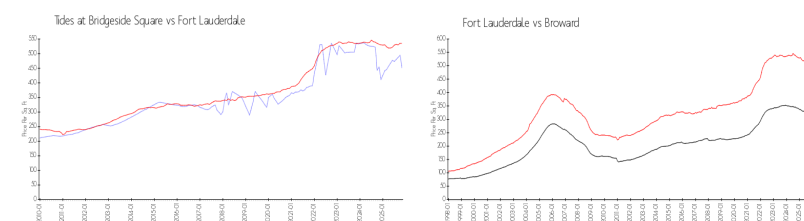
The Tides at Bridgeside Square  
Community Address:3020 NE 32nd Avenue  
Fort lauderdale, FL 33308  
Contact Phone Number: 954-630-1311

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1505	750 sq ft	Nov 2025	\$365,000	\$487
1207	640 sq ft	Nov 2025	\$290,000	\$453
506	1,200 sq ft	Oct 2025	\$525,000	\$438
418	1,196 sq ft	Sep 2025	\$525,000	\$439
1417	640 sq ft	Sep 2025	\$290,000	\$453

## Market Information



Tides at Bridgeside Square:	\$450/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Tides at Bridgeside Square	2%
Fort Lauderdale	4%
Broward	4%



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

Tides at Bridgeside Square	76 days
Fort Lauderdale	100 days
Broward	88 days