

Unit 406 - Tides at Bridgeside Square

406 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10539838
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Deeded Parking
View:	
List Price:	\$545,000
List PPSF:	\$454
Valuated Price:	\$474,000
Valuated PPSF:	\$395

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

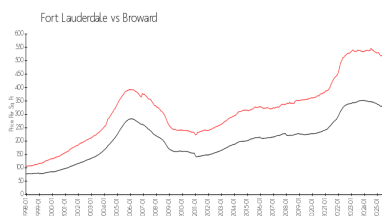
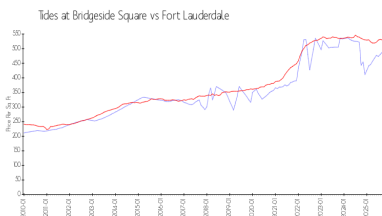
The Tides at Bridgeside Square
Community Address: 3020 NE 32nd Avenue
Fort lauderdale, FL 33308
Contact Phone Number: 954-630-1311

<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

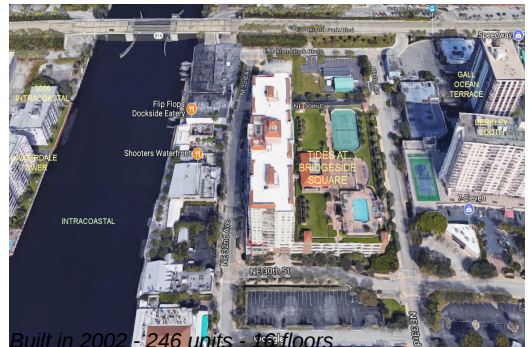
Market Information



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