

Unit 1103 - Tides at Bridgeside Square

1103 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10548253
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Attached, Attached Garage, Garage
 View: Ocean, Tennis
 List Price: \$510,000
 List PPSF: \$464
 Valuated Price: \$510,000
 Valuated PPSF: \$464

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: 16
 Building inventory for sale: 6%
 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: 5

Building Association Information

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

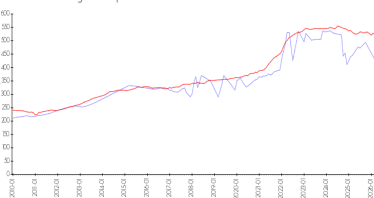
<https://www.tidesfortlauderdale.com/thetides/home.asp>

Recent Sales

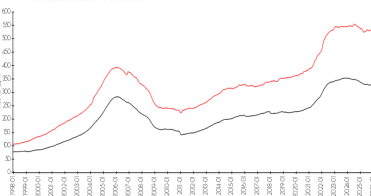
Unit #	Size	Closing Date	Sale Price	PPSF
524	1,190 sq ft	Mar 2026	\$410,000	\$345
PH5	1,390 sq ft	Mar 2026	\$670,000	\$482
723	720 sq ft	Mar 2026	\$299,000	\$415
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1517	640 sq ft	Feb 2026	\$349,000	\$545
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Market Information

Tides at Bridgeside Square vs Fort Lauderdale



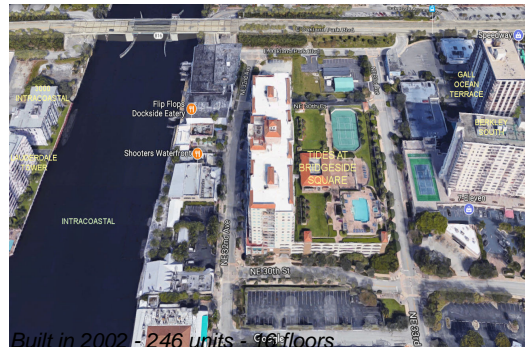
Fort Lauderdale vs Broward



Tides at Bridgeside Square: \$428/sq. ft.
 Fort Lauderdale: \$522/sq. ft.
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 Broward: \$304/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Tides at Bridgeside Square	87 days
Fort Lauderdale	103 days
Broward	89 days