

Unit N11C - Tides (North)

N11C - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: F10415812
 Status: Active
 Size: 874 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Deeded Parking, Guest Parking, Valet Parking
 View: Ocean View, Other View, Water View
 List Price: \$465,000
 List PPSF: \$532
 Valuated Price: \$481,000
 Valuated PPSF: \$550

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: 361
 Number of active listings for rent: 30
 Number of active listings for sale: 22
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

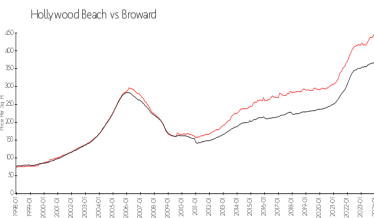
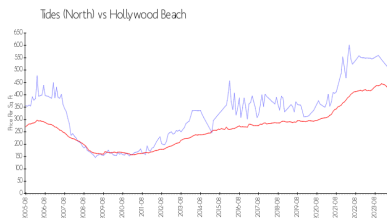
Building Association Information

The Tides Condominium
 (954) 458-3295

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5J	874 sq ft	May 2024	\$435,000	\$498
7A	874 sq ft	Mar 2024	\$430,000	\$492
9T	812 sq ft	Dec 2023	\$425,000	\$523
14S	789 sq ft	Oct 2023	\$425,000	\$539
2O	1,173 sq ft	Oct 2023	\$545,000	\$465
11S	789 sq ft	Oct 2023	\$449,000	\$569

Market Information



Tides (North): \$510/sq. ft.
 Hollywood Beach: \$426/sq. ft.

Hollywood Beach: \$426/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Tides (North) 6%
 Hollywood Beach 5%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Tides (North)	118 days
Hollywood Beach	86 days
Broward	67 days