

## Unit N5S - Tides (North)

N5S - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

### Unit Information

MLS Number:	A11335344
Status:	Active
Size:	789 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	
View:	
Rental Price:	\$2,600
List PPSF:	\$3
Valuated Price:	\$365,000
Valuated PPSF:	\$463

*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.*

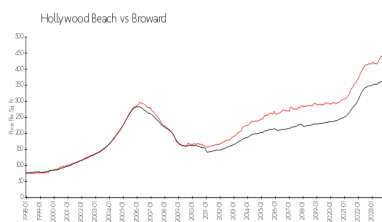
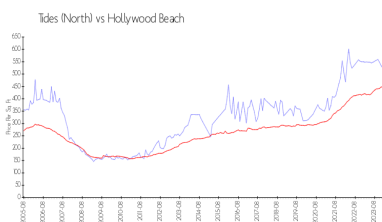
### Building Information

Number of units:	361
Number of active listings for rent:	30
Number of active listings for sale:	25
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

### Building Association Information

The Tides Condominium  
(954) 458-3295

### Market Information



Tides (North):	\$498/sq. ft.	Hollywood Beach:	\$439/sq. ft.
Hollywood Beach:	\$439/sq. ft.	Broward:	\$349/sq. ft.

### Inventory for Sale

Tides (North)	7%
Hollywood Beach	5%
Broward	3%

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

Tides (North)	138 days
Hollywood Beach	84 days
Broward	66 days

