

Unit N4X - Tides (North)

N4X - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11343520 |
| Status: | Active |
| Size: | 1,236 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$625,000 |
| List PPSF: | \$506 |
| Valuated Price: | \$539,000 |
| Valuated PPSF: | \$436 |

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 |

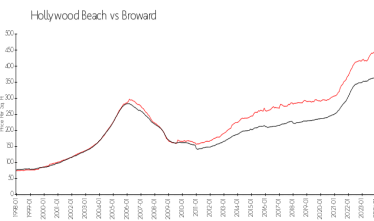
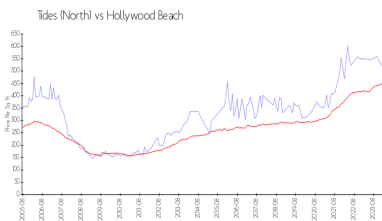
Building Association Information

The Tides Condominium
(954) 458-3295

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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): \$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)
Hollywood Beach
Broward

138 days
84 days
66 days