

# Unit NPH S - Tides (North)

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

## Unit Information

MLS Number:	A11380892
Status:	Active
Size:	789 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Valet Parking
View:	Intracoastal View
Rental Price:	\$4,000
List PPSF:	\$5
Valuated Price:	\$417,000
Valuated PPSF:	\$529

*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.*

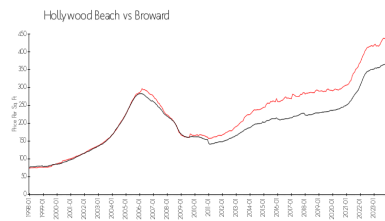
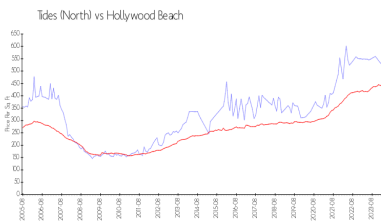
## Building Information

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

## 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

