

# Unit N7T - Tides (North)

N7T - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11521367
Status:	Active
Size:	812 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$440,000
List PPSF:	\$542
Valuated Price:	\$420,000
Valuated PPSF:	\$517

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

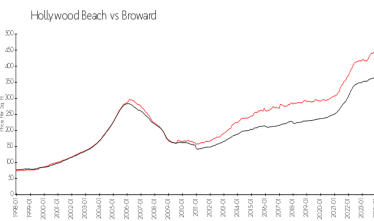
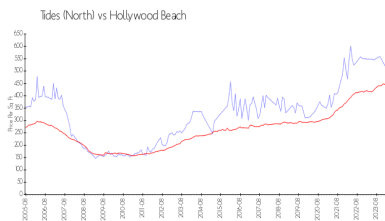
## Building Association Information

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.

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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