

## Unit N2F - Tides (North)

N2F - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

### Unit Information

MLS Number:	A11550026
Status:	Active
Size:	1,173 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	
View:	
Rental Price:	\$3,500
List PPSF:	\$3
Valuated Price:	\$642,000
Valuated PPSF:	\$547

*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.*

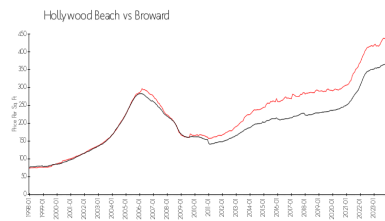
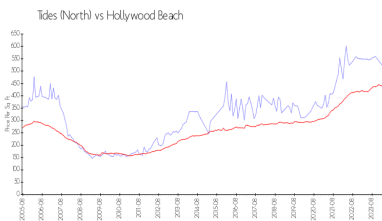
### Building Information

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

