

Unit N2F - Tides (North)

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

Unit Information

MLS Number: A11550075
 Status: Active
 Size: 1,173 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking
 View:
 List Price: \$725,000
 List PPSF: \$618
 Valuated Price: \$627,000
 Valuated PPSF: \$535

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

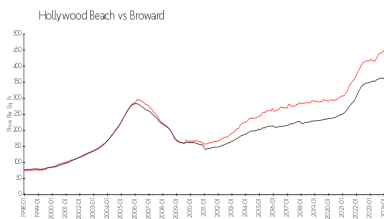
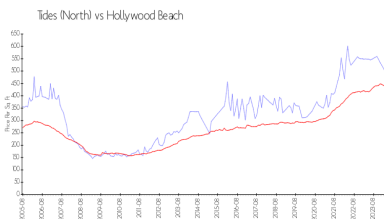
Building Association Information

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