

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:	\$647,000
Valuated PPSF:	\$552

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:	26
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

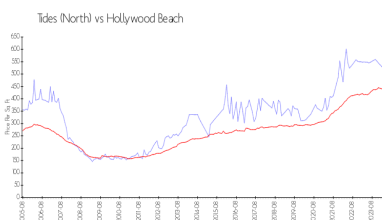
Building Association Information

The Tides Condominium
(954) 458-3295

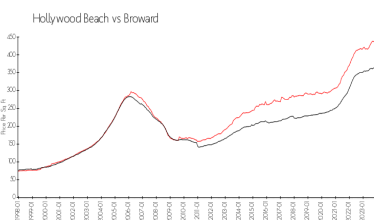
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5J	874 sq ft	May 2024	\$435,000	\$498
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



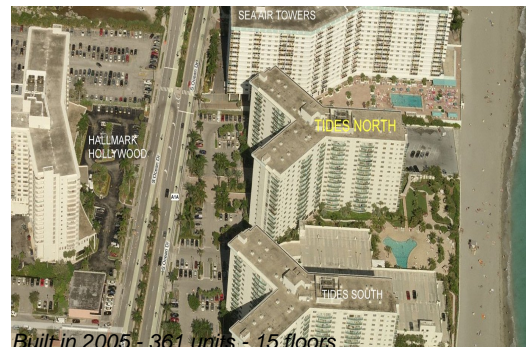
Tides (North): \$514/sq. ft.
Hollywood Beach: \$427/sq. ft.



Hollywood Beach: \$427/sq. ft.
Broward: \$349/sq. ft.

Inventory for Sale

Tides (North)	7%
Hollywood Beach	6%
Broward	4%



Avg. Time to Close Over Last 12 Months

Tides (North)	118 days
Hollywood Beach	85 days
Broward	67 days