

# Unit N6F - Tides (North)

N6F - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11552779
Status:	Active
Size:	1,173 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Not Assigned
View:	Ocean View,Direct Ocean,Water View
Rental Price:	\$4,500
List PPSF:	\$4
Valuated Price:	\$673,000
Valuated PPSF:	\$574

*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.*

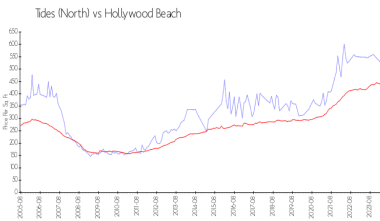
## Building Information

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

## Market Information



Tides (North):	\$514/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Tides (North)	7%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Tides (North)	138 days
Hollywood Beach	85 days
Broward	66 days

