

# Unit N2D - Tides (North)

N2D - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11580195  
 Status: Active  
 Size: 874 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$499,000  
 List PPSF: \$571  
 Valuated Price: \$437,000  
 Valuated PPSF: \$500

*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: 24  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

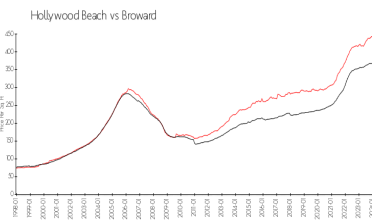
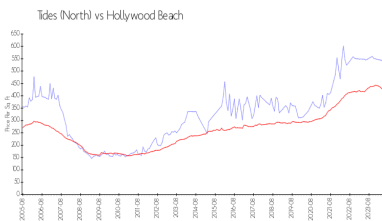
## Building Association Information

The Tides Condominium  
 (954) 458-3295

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5S	789 sq ft	Jul 2024	\$423,000	\$536
8D	874 sq ft	May 2024	\$441,000	\$505
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

## Market Information



Tides (North): \$506/sq. ft.  
 Hollywood Beach: \$418/sq. ft.  
 Hollywood Beach: \$418/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Tides (North) 7%  
 Hollywood Beach 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Tides (North)  
Hollywood Beach  
Broward

105 days  
91 days  
70 days