

# Unit NPH S - Tides (North)

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

## Unit Information

MLS Number: A11584839  
 Status: Active  
 Size: 789 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Valet Parking  
 View: Intracoastal View  
 Rental Price: \$3,500  
 List PPSF: \$4  
 Valuated Price: \$414,000  
 Valuated PPSF: \$525

*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.*

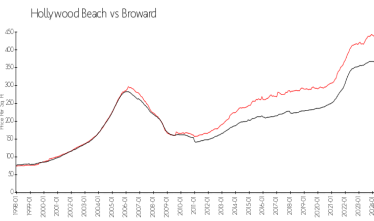
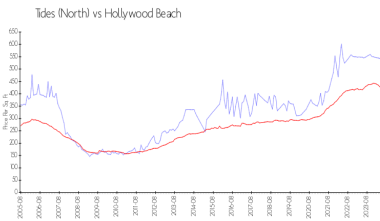
## Building Information

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

## 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) 105 days  
 Hollywood Beach 91 days  
 Broward 70 days

