

Unit N6S - Tides (North)

N6S - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11599163
Status:	Active
Size:	789 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$438,000
List PPSF:	\$555
Valuated Price:	\$378,000
Valuated PPSF:	\$479

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:	30
Building inventory for sale:	8%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

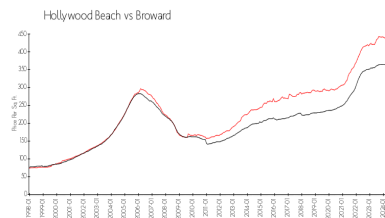
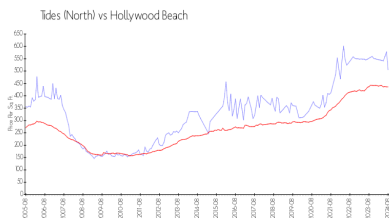
Building Association Information

The Tides Condominium
(954) 458-3295

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3V	1,176 sq ft	Sep 2024	\$500,000	\$425
9R	812 sq ft	Aug 2024	\$450,000	\$554
11C	874 sq ft	Aug 2024	\$410,000	\$469
10G	1,236 sq ft	Jul 2024	\$590,000	\$477
5S	789 sq ft	Jul 2024	\$423,000	\$536

Market Information



Tides (North):	\$511/sq. ft.	Hollywood Beach:	\$436/sq. ft.
Hollywood Beach:	\$436/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Tides (North)	8%
Hollywood Beach	6%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tides (North)	122 days
Hollywood Beach	88 days
Broward	72 days

