

# Unit N11N - Tides (North)

N11N - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11617805
Status:	Active
Size:	1,236 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$750,000
List PPSF:	\$607
Valuated Price:	\$705,000
Valuated PPSF:	\$570

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

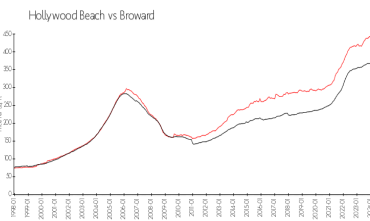
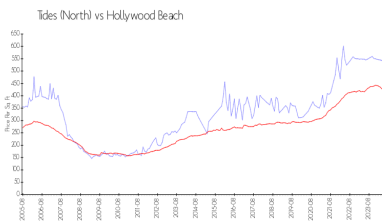
## Building Association Information

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.

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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