

Unit N3V - Tides (North)

N3V - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11624212
Status:	Active
Size:	1,176 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$515,000
List PPSF:	\$438
Valuated Price:	\$594,000
Valuated PPSF:	\$505

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

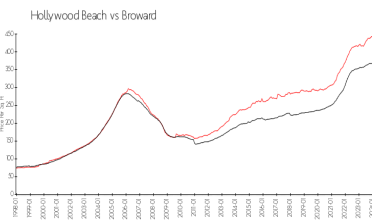
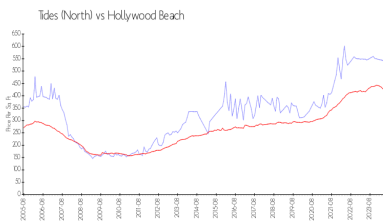
Building Association Information

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



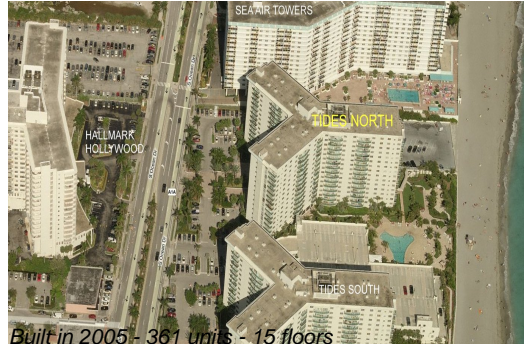
Tides (North): \$506/sq. ft.
Hollywood Beach: \$418/sq. ft.

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