

# Unit N10H - Tides (North)

N10H - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11627494  
 Status: Active  
 Size: 874 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Parking Garage, Valet Parking  
 View: Ocean View, Direct Ocean, Pool Area View  
 Rental Price: \$2,650  
 List PPSF: \$3  
 Valuated Price: \$435,000  
 Valuated PPSF: \$498

*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.*

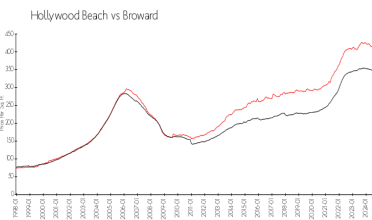
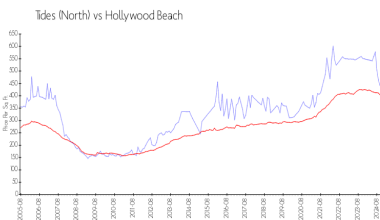
## Building Information

Number of units: 361  
 Number of active listings for rent: 30  
 Number of active listings for sale: 33  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

The Tides Condominium  
 (954) 458-3295

## Market Information



Tides (North): \$535/sq. ft.  
 Hollywood Beach: \$402/sq. ft.

Hollywood Beach: \$402/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Tides (North) 9%  
 Hollywood Beach 7%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

Tides (North) 93 days  
 Hollywood Beach 90 days  
 Broward 78 days

