

Unit N9A - Tides (North)

N9A - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11637667
 Status: Active
 Size: 874 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$469,000
 List PPSF: \$537
 Valuated Price: \$495,000
 Valuated PPSF: \$566

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: 2

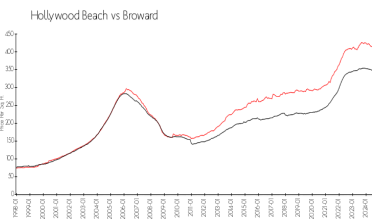
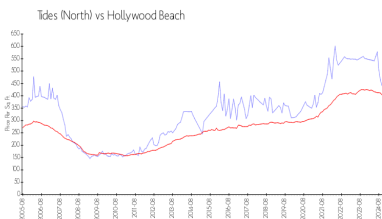
Building Association Information

The Tides Condominium
 (954) 458-3295

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9K	874 sq ft	Jan 2025	\$415,000	\$475
7H	874 sq ft	Dec 2024	\$420,000	\$481
9V	1,176 sq ft	Oct 2024	\$550,000	\$468
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

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

