

## 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:	\$487,000
Valuated PPSF:	\$557

*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:	28
Building inventory for sale:	7%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

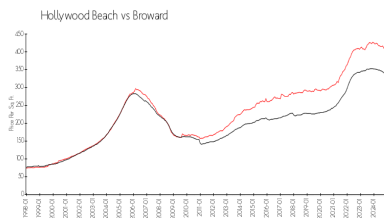
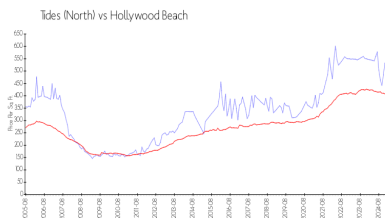
### Building Association Information

The Tides Condominium  
(954) 458-3295

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2W	1,173 sq ft	Apr 2025	\$459,000	\$391
2R	812 sq ft	Mar 2025	\$390,000	\$480
6F	1,173 sq ft	Mar 2025	\$699,000	\$596
8G	1,236 sq ft	Mar 2025	\$585,000	\$473
9K	874 sq ft	Jan 2025	\$415,000	\$475

### Market Information



Tides (North): \$527/sq. ft.  
Hollywood Beach: \$400/sq. ft.

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Broward: \$324/sq. ft.

### Inventory for Sale

Tides (North)	8%
Hollywood Beach	7%
Broward	5%

### Avg. Time to Close Over Last 12 Months

Tides (North)	137 days
Hollywood Beach	99 days
Broward	83 days

