

Unit N2A - Tides (North)

N2A - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11642994
 Status: Active
 Size: 874 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$379,000
 List PPSF: \$434
 Valuated Price: \$399,000
 Valuated PPSF: \$457

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: 34
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

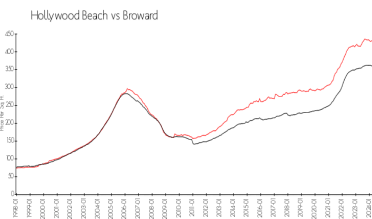
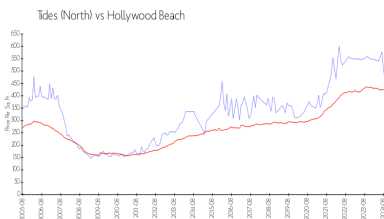
Building Association Information

The Tides Condominium
 (954) 458-3295

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
10G	1,236 sq ft	Jul 2024	\$590,000	\$477
5S	789 sq ft	Jul 2024	\$423,000	\$536

Market Information



Tides (North): \$463/sq. ft.
 Hollywood Beach: \$422/sq. ft.

Hollywood Beach: \$422/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Tides (North) 9%
 Hollywood Beach 7%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Tides (North) 92 days
 Hollywood Beach 86 days
 Broward 74 days

