

Unit N10S - Tides (North)

N10S - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11667839
 Status: Active
 Size: 789 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Assigned Parking
 View:
 List Price: \$430,000
 List PPSF: \$545
 Valuated Price: \$356,000
 Valuated PPSF: \$451

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

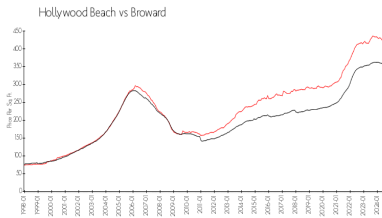
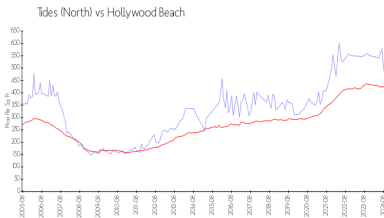
Building Association Information

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

