

# Unit N9F - Tides (North)

N9F - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11670308  
 Status: Active  
 Size: 1,173 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$790,000  
 List PPSF: \$673  
 Valuated Price: \$624,000  
 Valuated PPSF: \$532

*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

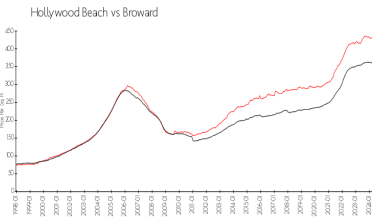
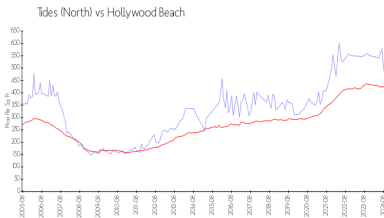
## Building Association Information

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

