

Unit N9W - Tides (North)

N9W - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11673985
Status:	Temp Off Market
Size:	1,173 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$650,000
List PPSF:	\$554
Valuated Price:	\$654,000
Valuated PPSF:	\$558

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:	27
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:	4

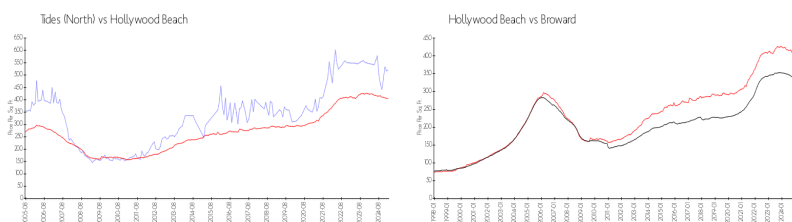
Building Association Information

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.
Hollywood Beach:	\$400/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

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

