

# Unit N9W - Tides (North)

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

## Unit Information

MLS Number:	A11673985
Status:	Active
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:	\$664,000
Valuated PPSF:	\$566

*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:	33
Building inventory for sale:	9%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

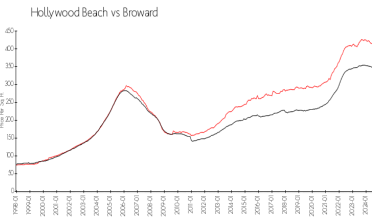
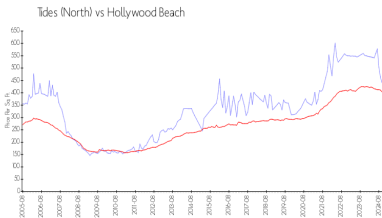
## Building Association Information

The Tides Condominium  
(954) 458-3295

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9K	874 sq ft	Jan 2025	\$415,000	\$475
7H	874 sq ft	Dec 2024	\$420,000	\$481
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

## Market Information



Tides (North): \$535/sq. ft.  
Hollywood Beach: \$402/sq. ft.

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Broward: \$334/sq. ft.

## Inventory for Sale

Tides (North)	9%
Hollywood Beach	7%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Tides (North)	93 days
Hollywood Beach	90 days
Broward	78 days

