

# Unit NPH F - Tides (North)

NPH F - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11681697  
 Status: Active  
 Size: 1,173 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces,Assigned Parking,Guest Parking,Parking Garage,Valet Parking  
 View: Ocean View,Direct Ocean,Pool Area View,Water View  
 Rental Price: \$4,800  
 List PPSF: \$4  
 Valuated Price: \$669,000  
 Valuated PPSF: \$570

*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.*

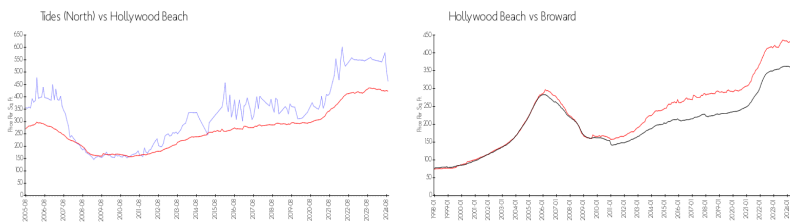
## Building Information

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

## 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

