

Unit N12S - Tides (North)

N12S - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11835850
Status:	Active
Size:	789 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$430,000
List PPSF:	\$545
Valuated Price:	\$348,000
Valuated PPSF:	\$441

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:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

Building Association Information

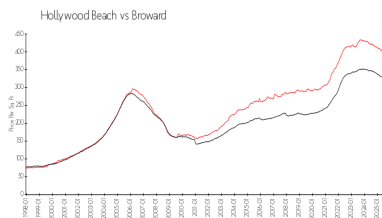
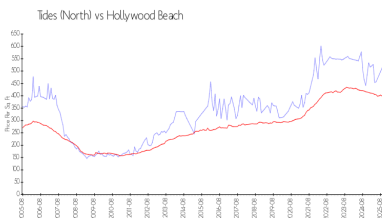
The Tides Condominium
(954) 458-3295

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9W	1,173 sq ft	Dec 2025	\$585,000	\$499
11V	1,176 sq ft	Nov 2025	\$562,500	\$478
15H	874 sq ft	Oct 2025	\$450,000	\$515
15C	874 sq ft	Sep 2025	\$429,000	\$491
8T	812 sq ft	Sep 2025	\$350,000	\$431
8O	1,173 sq ft	Sep 2025	\$569,000	\$485
15A	874 sq ft	Sep 2025	\$440,000	\$503

Market Information



Tides (North):	\$444/sq. ft.	Hollywood Beach:	\$396/sq. ft.
Hollywood Beach:	\$396/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Tides (North)	5%
Hollywood Beach	6%
Broward	4%

Avg. Time to Close Over Last 12 Months



Tides (North)
Hollywood Beach
Broward

185 days
102 days
88 days