

# Unit N5L - Tides (North)

N5L - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11839400    |
| Status:         | Active       |
| Size:           | 1,070 Sq ft. |
| Bedrooms:       | 1            |
| Full Bathrooms: | 1            |
| Half Bathrooms: | 1            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$550,000    |
| List PPSF:      | \$514        |
| Valuated Price: | \$504,000    |
| Valuated PPSF:  | \$471        |

*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

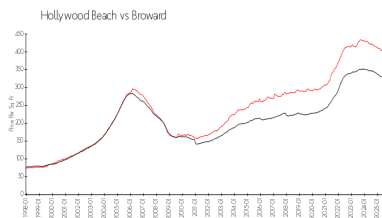
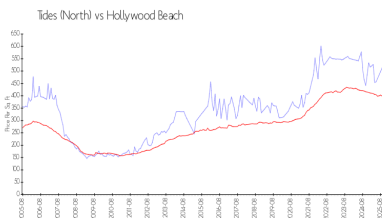
The Tides Condominium  
(954) 458-3295

<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