

Unit N2Z - Tides (North)

N2Z - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11865119 |
| Status: | Active |
| Size: | 874 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$356,840 |
| List PPSF: | \$408 |
| Valuated Price: | \$333,000 |
| Valuated PPSF: | \$381 |

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

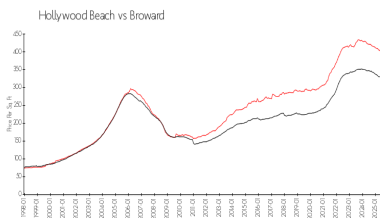
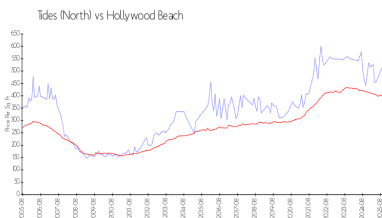
The Tides Condominium
(954) 458-3295

<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