

# Unit N11N - Tides (North)

N11N - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11881609
Status:	Active
Size:	1,236 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Additional Spaces Available,Valet Parking
View:	
List Price:	\$660,000
List PPSF:	\$534
Valuated Price:	\$617,000
Valuated PPSF:	\$499

*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

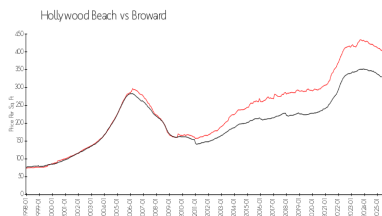
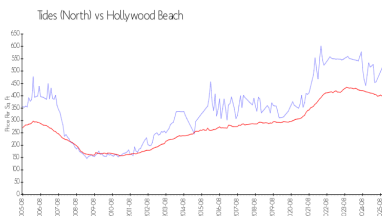
The Tides Condominium  
(954) 458-3295

<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