

Unit N4P - Tides (North)

N4P - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11937061
Status:	Active
Size:	1,176 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$645,000
List PPSF:	\$548
Valuated Price:	\$462,000
Valuated PPSF:	\$393

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:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

Building Association Information

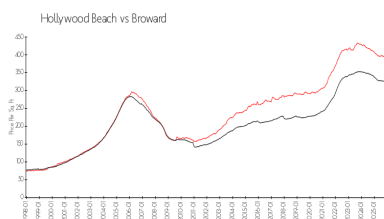
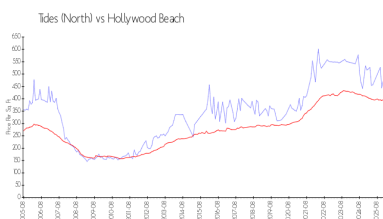
The Tides Condominium
(954) 458-3295

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10C	874 sq ft	Feb 2026	\$395,000	\$452
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):	\$427/sq. ft.	Hollywood Beach:	\$392/sq. ft.
Hollywood Beach:	\$392/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Tides (North)	190 days
Hollywood Beach	102 days
Broward	89 days