

Unit N8X - Tides (North)

N8X - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11947114
 Status: Active
 Size: 1,236 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: Guest Parking
 View:
 List Price: \$500,000
 List PPSF: \$405
 Valuated Price: \$481,000
 Valuated PPSF: \$389

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

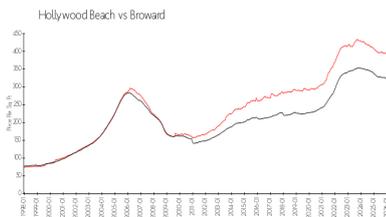
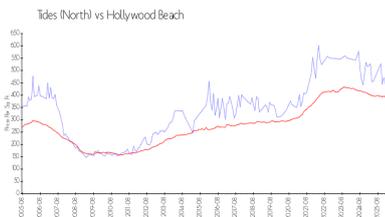
The Tides Condominium
 (954) 458-3295

<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.
 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