

## Unit N9F - Tides (North)

N9F - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

### Unit Information

MLS Number:	F10394581
Status:	Active
Size:	1,173 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	Ocean View,Direct Ocean
List Price:	\$799,000
List PPSF:	\$681
Valuated Price:	\$694,000
Valuated PPSF:	\$592

*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:	25
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

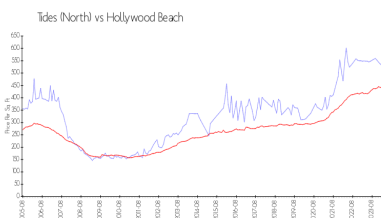
### Building Association Information

The Tides Condominium  
(954) 458-3295

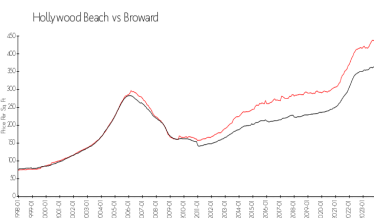
### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7A	874 sq ft	Mar 2024	\$430,000	\$492
9T	812 sq ft	Dec 2023	\$425,000	\$523
14S	789 sq ft	Oct 2023	\$425,000	\$539
2O	1,173 sq ft	Oct 2023	\$545,000	\$465
11S	789 sq ft	Oct 2023	\$449,000	\$569

### Market Information



Tides (North): \$514/sq. ft.  
Hollywood Beach: \$427/sq. ft.

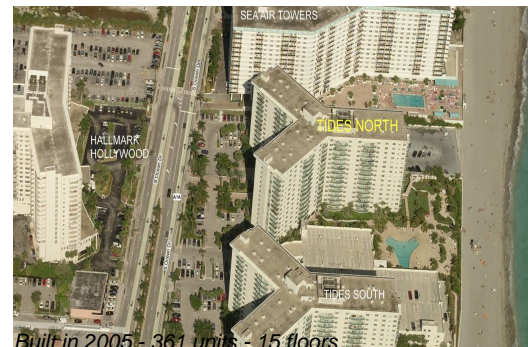


Hollywood Beach: \$427/sq. ft.  
Broward: \$348/sq. ft.

### Inventory for Sale

Tides (North)	7%
Hollywood Beach	5%
Broward	3%

### Avg. Time to Close Over Last 12 Months



Tides (North)  
Hollywood Beach  
Broward

138 days  
85 days  
67 days