

# Unit N8G - Tides (North)

N8G - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	F10394591
Status:	Active
Size:	1,236 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	Ocean View,Pool Area View
List Price:	\$650,000
List PPSF:	\$526
Valuated Price:	\$579,000
Valuated PPSF:	\$468

*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

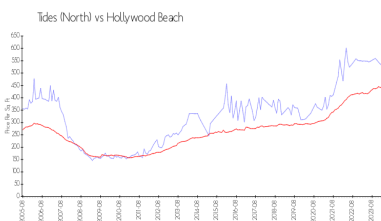
## Building Association Information

The Tides Condominium  
(954) 458-3295

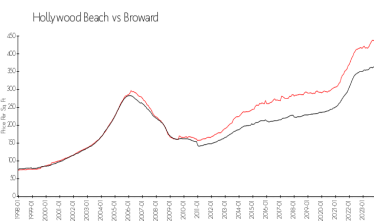
## Recent Sales

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)	138 days
Hollywood Beach	85 days
Broward	67 days