

Unit N4Y - Tides (North)

N4Y - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|-------------------------|
| MLS Number: | F10451784 |
| Status: | Active |
| Size: | 874 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Ocean View,Direct Ocean |
| List Price: | \$454,500 |
| List PPSF: | \$520 |
| Valuated Price: | \$354,000 |
| Valuated PPSF: | \$405 |

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: | 34 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 2 |

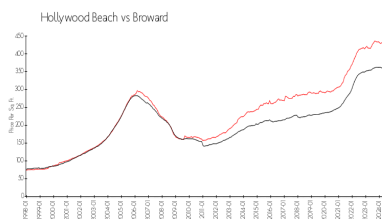
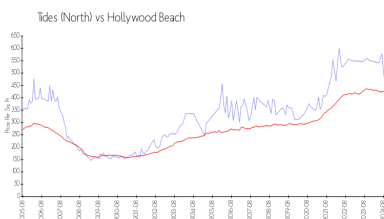
Building Association Information

The Tides Condominium
(954) 458-3295

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 9V | 1,176 sq ft | Oct 2024 | \$550,000 | \$468 |
| 3V | 1,176 sq ft | Sep 2024 | \$500,000 | \$425 |
| 9R | 812 sq ft | Aug 2024 | \$450,000 | \$554 |
| 11C | 874 sq ft | Aug 2024 | \$410,000 | \$469 |
| 10G | 1,236 sq ft | Jul 2024 | \$590,000 | \$477 |
| 5S | 789 sq ft | Jul 2024 | \$423,000 | \$536 |

Market Information



Tides (North): \$463/sq. ft.
Hollywood Beach: \$422/sq. ft.

Hollywood Beach: \$422/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| Tides (North) | 9% |
| Hollywood Beach | 7% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Tides (North) | 92 days |
| Hollywood Beach | 86 days |
| Broward | 74 days |

