

# Unit N8B - Tides (North)

N8B - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	F10451797
Status:	Active
Size:	874 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Ocean View
List Price:	\$448,500
List PPSF:	\$513
Valuated Price:	\$424,000
Valuated PPSF:	\$485

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:	3

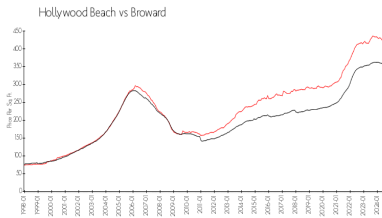
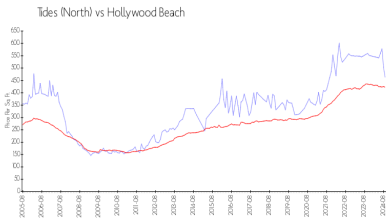
## Building Association Information

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.

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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

