

# Unit N2F - Tides (North)

N2F - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11550075  
 Status: Active  
 Size: 1,173 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:  
 List Price: \$725,000  
 List PPSF: \$618  
 Valuated Price: \$642,000  
 Valuated PPSF: \$547

*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: 22  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

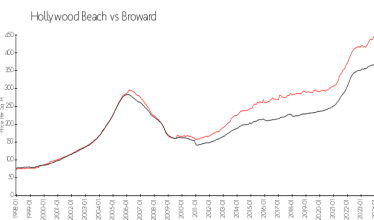
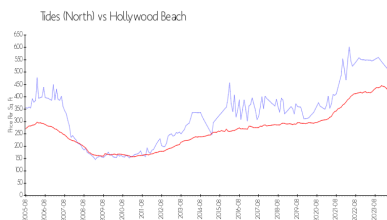
## Building Association Information

The Tides Condominium  
 (954) 458-3295

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5J	874 sq ft	May 2024	\$435,000	\$498
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): \$510/sq. ft.  
 Hollywood Beach: \$426/sq. ft.

Hollywood Beach: \$426/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Tides (North) 6%  
 Hollywood Beach 5%  
 Broward 4%



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

Tides (North)	118 days
Hollywood Beach	86 days
Broward	67 days