

# Unit N10G - Tides (North)

N10G - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	F10419082
Status:	Active
Size:	1,236 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	Direct Ocean
List Price:	\$629,900
List PPSF:	\$510
Valuated Price:	\$586,000
Valuated PPSF:	\$474

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:	20
Building inventory for sale:	5%
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

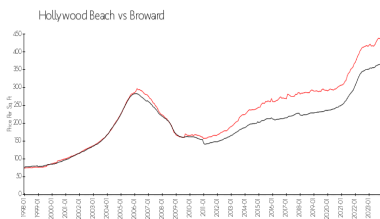
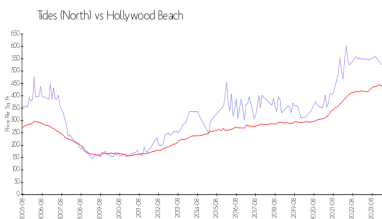
## Building Association Information

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)  
Hollywood Beach  
Broward

118 days  
86 days  
67 days