

# Unit C3R - Tides (South)

C3R - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

## Unit Information

MLS Number: A11018854  
 Status: Active  
 Size: 812 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$465,000  
 List PPSF: \$573  
 Valuated Price: \$304,000  
 Valuated PPSF: \$374

*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: 29  
 Number of active listings for sale: 31  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 4

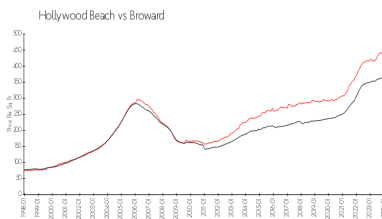
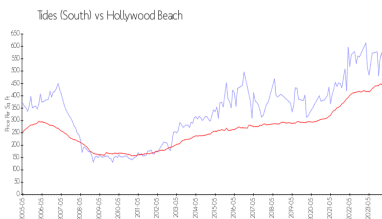
## Building Association Information

The Tides Condominium  
 (954) 458-3295

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3W	1,173 sq ft	Mar 2024	\$555,000	\$473
4F	1,173 sq ft	Mar 2024	\$750,000	\$639
4K	874 sq ft	Feb 2024	\$485,000	\$555
4N	1,236 sq ft	Feb 2024	\$565,000	\$457
2B	874 sq ft	Jan 2024	\$379,900	\$435

## Market Information



Tides (South): \$520/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Tides (South) 9%  
 Hollywood Beach 5%  
 Broward 3%

## Avg. Time to Close Over Last 12 Months



Tides (South)  
Hollywood Beach  
Broward

153 days  
84 days  
66 days