

## Unit C3A - Tides (South)

C3A - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

### Unit Information

MLS Number:	A11416069
Status:	Active
Size:	874 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$445,000
List PPSF:	\$509
Valuated Price:	\$339,000
Valuated PPSF:	\$388

*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:	32
Building inventory for sale:	8%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

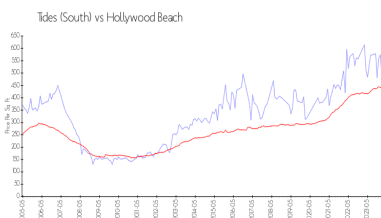
### Building Association Information

The Tides Condominium  
(954) 458-3295

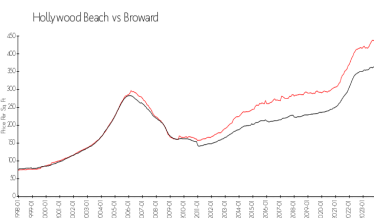
### Recent Sales

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): \$507/sq. ft.  
Hollywood Beach: \$427/sq. ft.



Hollywood Beach: \$427/sq. ft.  
Broward: \$349/sq. ft.

### Inventory for Sale

Tides (South)	9%
Hollywood Beach	6%
Broward	4%

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



Tides (South)  
Hollywood Beach  
Broward

153 days  
85 days  
67 days