

## Unit C8T - Tides (South)

C8T - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

### Unit Information

MLS Number:	A11503780
Status:	Active
Size:	812 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$460,000
List PPSF:	\$567
Valuated Price:	\$390,000
Valuated PPSF:	\$480

*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

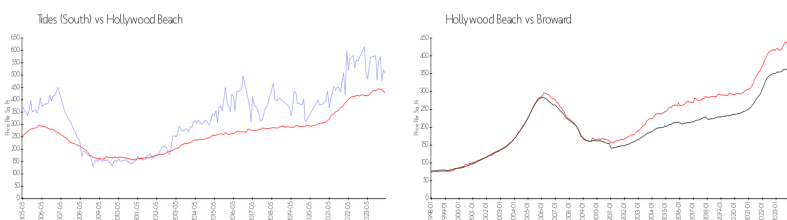
### Building Association Information

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