

Unit C40 - Tides (South)

C40 - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109



Unit Information

MLS Number:	A11510706
Status:	Active
Size:	1,173 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$550,000
List PPSF:	\$469
Valuated Price:	\$583,000
Valuated PPSF:	\$497

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



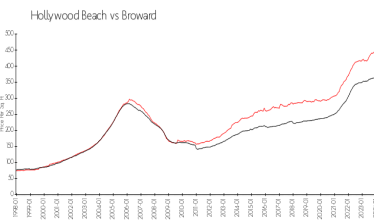
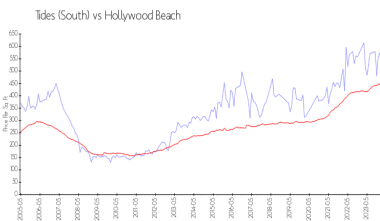
Building Association Information

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