

Unit C6P - Tides (South)

C6P - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

MLS Number: A11516541
 Status: Active
 Size: 1,176 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,None,Valet Parking
 View:
 List Price: \$639,970
 List PPSF: \$544
 Valuated Price: \$596,000
 Valuated PPSF: \$507

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

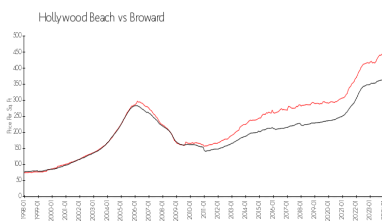
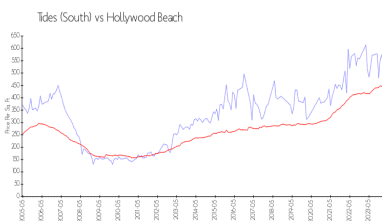
Building Association Information

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