

Unit C11P - Tides (South)

C11P - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

MLS Number: A11551726
 Status: Active
 Size: 1,176 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking,Open Space Parking,Other Parking,Valet Parking

View:
 List Price: \$615,000
 List PPSF: \$523
 Valuated Price: \$626,000
 Valuated PPSF: \$532

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

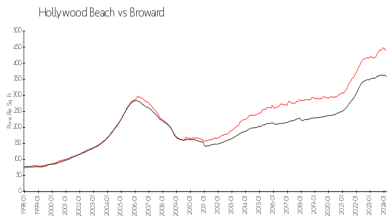
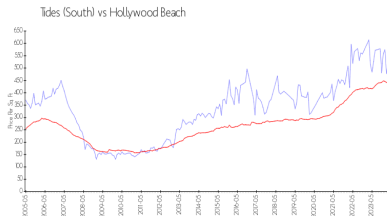
Building Association Information

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)	153 days
Hollywood Beach	84 days
Broward	66 days