

# 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:	\$612,800
List PPSF:	\$521
Valuated Price:	\$611,000
Valuated PPSF:	\$520

*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

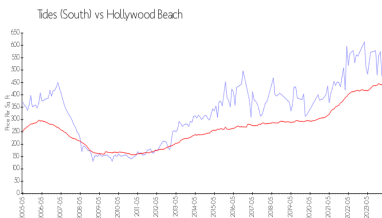
## Building Association Information

The Tides Condominium  
(954) 458-3295

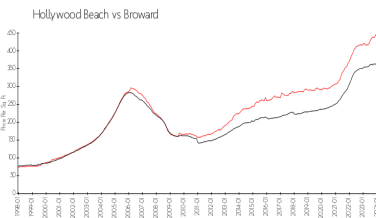
## Recent Sales

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



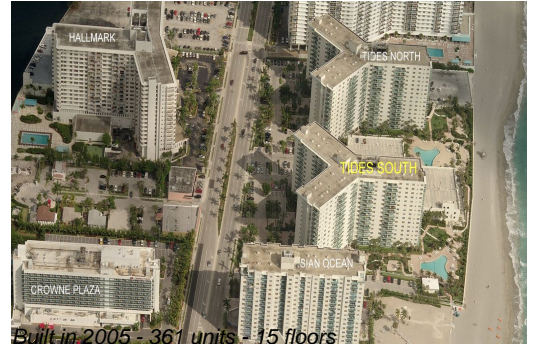
Tides (South): \$507/sq. ft.  
Hollywood Beach: \$427/sq. ft.



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)	153 days
Hollywood Beach	85 days
Broward	67 days