

# Unit C6W - Tides (South)

C6W - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

## Unit Information

MLS Number: A11577993  
 Status: Active  
 Size: 1,173 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available,Covered Parking  
 View:  
 List Price: \$599,000  
 List PPSF: \$511  
 Valuated Price: \$605,000  
 Valuated PPSF: \$516

*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: 26  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 1

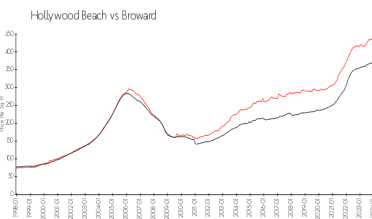
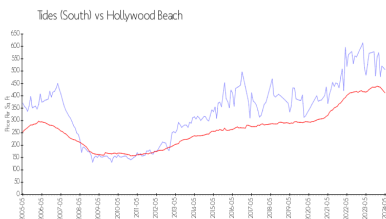
## Building Association Information

The Tides Condominium  
 (954) 458-3295

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3B	874 sq ft	May 2024	\$395,000	\$452
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

## Market Information



Tides (South): \$506/sq. ft.  
 Hollywood Beach: \$412/sq. ft.  
 Hollywood Beach: \$412/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Tides (South) 7%  
 Hollywood Beach 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Tides (South)  
Hollywood Beach  
Broward

165 days  
89 days  
69 days