

Unit C7X - Tides (South)

C7X - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

| | |
|-----------------|-------------------------|
| MLS Number: | A11586048 |
| Status: | Active |
| Size: | 1,236 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Covered Parking |
| View: | |
| List Price: | \$630,000 |
| List PPSF: | \$510 |
| Valuated Price: | \$703,000 |
| Valuated PPSF: | \$569 |

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

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|--|-----|
| 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: | 6 |
| Number of sales over the last 3 months: | 1 |

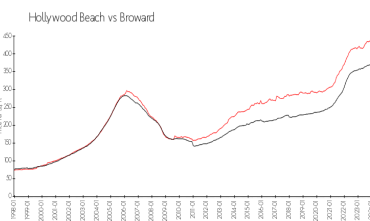
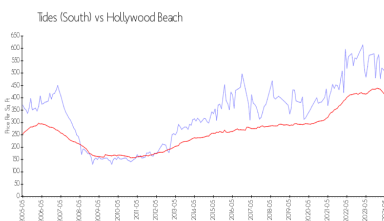
Building Association Information

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) | 159 days |
| Hollywood Beach | 90 days |
| Broward | 69 days |