

# Unit C3C - Tides (South)

C3C - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11605432  |
| Status:         | Active     |
| Size:           | 874 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| Rental Price:   | \$2,500    |
| List PPSF:      | \$3        |
| Valuated Price: | \$338,000  |
| Valuated PPSF:  | \$387      |

*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.*

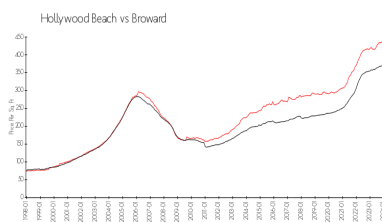
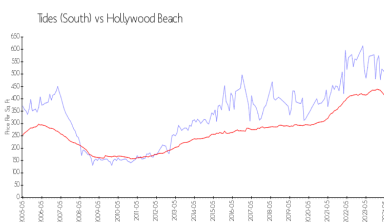
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 361 |
| Number of active listings for rent:      | 29  |
| Number of active listings for sale:      | 27  |
| 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

## 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  |

