

Unit C11S - Tides (South)

C11S - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

MLS Number:	A11605503
Status:	Active
Size:	789 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$450,000
List PPSF:	\$570
Valuated Price:	\$311,000
Valuated PPSF:	\$394

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

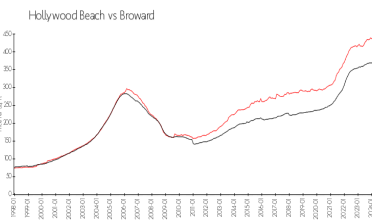
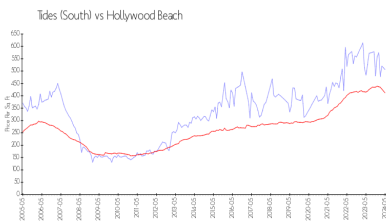
Building Association Information

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

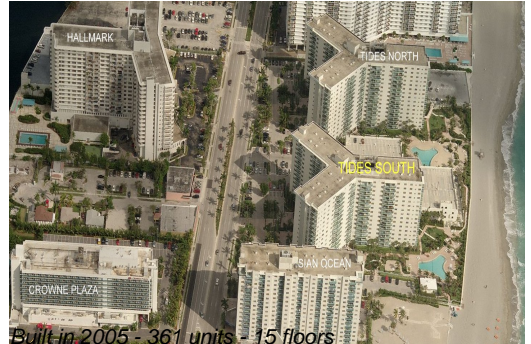


Tides (South):	\$506/sq. ft.	Hollywood Beach:	\$412/sq. ft.
Hollywood Beach:	\$412/sq. ft.	Broward:	\$351/sq. ft.

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