

# 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:	6
Number of sales over the last 3 months:	1

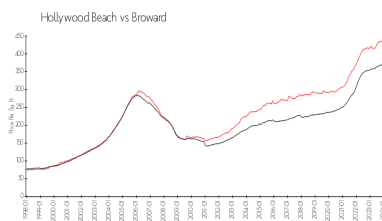
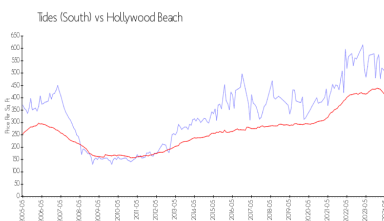
## Building Association Information

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

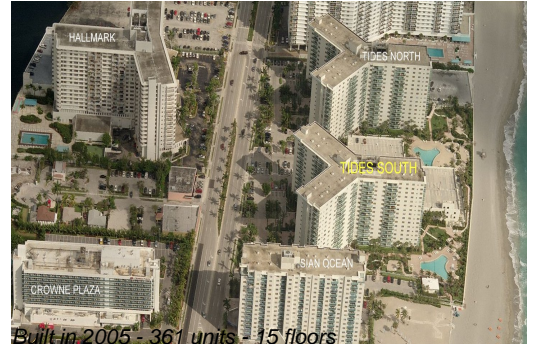


Tides (South):	\$506/sq. ft.	Hollywood Beach:	\$412/sq. ft.
Hollywood Beach:	\$412/sq. ft.	Broward:	\$351/sq. ft.

## 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