

# Unit CPH D - Tides (South)

CPH D - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

## Unit Information

MLS Number:	A11616108
Status:	Temp Off Market
Size:	874 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$500,000
List PPSF:	\$572
Valuated Price:	\$372,000
Valuated PPSF:	\$426

*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:	38
Building inventory for sale:	10%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

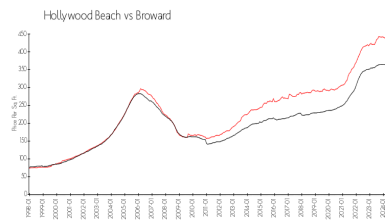
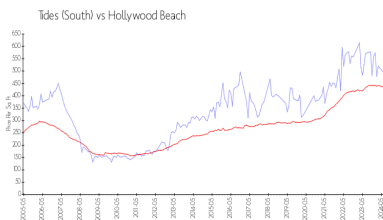
## Building Association Information

The Tides Condominium  
(954) 458-3295

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12X	1,236 sq ft	Sep 2024	\$650,000	\$526
15M	874 sq ft	Sep 2024	\$530,000	\$606
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

## Market Information



Tides (South): \$489/sq. ft.  
Hollywood Beach: \$436/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Tides (South)	11%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Tides (South)	157 days
Hollywood Beach	88 days
Broward	72 days

