

Unit C8T - Tides (South)

C8T - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

MLS Number: A11630305
 Status: Active
 Size: 812 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking
 View:
 List Price: \$440,000
 List PPSF: \$542
 Valuated Price: \$356,000
 Valuated PPSF: \$438

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: 15
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

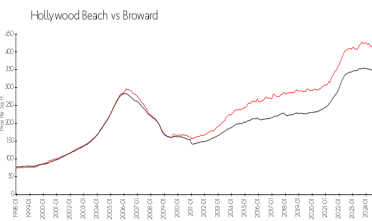
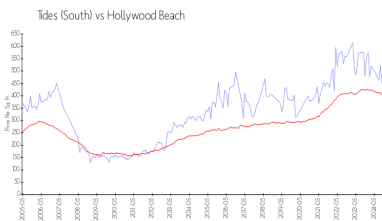
Building Association Information

The Tides Condominium
 (954) 458-3295

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7Y	874 sq ft	Dec 2024	\$450,000	\$515
12Z	874 sq ft	Dec 2024	\$450,000	\$515
7X	1,236 sq ft	Dec 2024	\$565,000	\$457
6M	874 sq ft	Dec 2024	\$437,000	\$500
14J	874 sq ft	Nov 2024	\$470,000	\$538
11P	1,176 sq ft	Nov 2024	\$594,000	\$505

Market Information



Tides (South): \$463/sq. ft.
 Hollywood Beach: \$402/sq. ft.
 Hollywood Beach: \$402/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Tides (South) 11%
 Hollywood Beach 7%
 Broward 5%

Avg. Time to Close Over Last 12 Months

Tides (South) 124 days
 Hollywood Beach 90 days



Broward

78 days