

# Unit C7P - Tides (South)

C7P - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

## Unit Information

MLS Number:	A11648411
Status:	Active
Size:	1,176 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$545,000
List PPSF:	\$463
Valuated Price:	\$535,000
Valuated PPSF:	\$455

*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

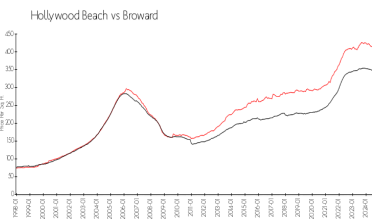
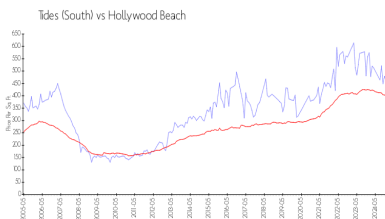
## Building Association Information

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.

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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	91 days
Broward	78 days

