

Unit C2Y - Tides (South)

C2Y - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

MLS Number: A11667915
 Status: Active
 Size: 874 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$410,000
 List PPSF: \$469
 Valuated Price: \$487,000
 Valuated PPSF: \$557

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: 41
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 5

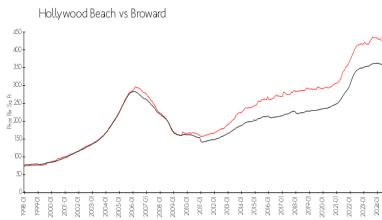
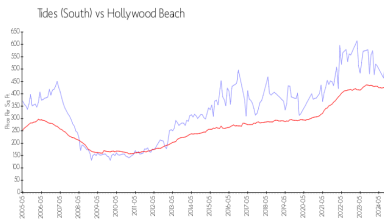
Building Association Information

The Tides Condominium
 (954) 458-3295

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11P	1,176 sq ft	Nov 2024	\$594,000	\$505
5Z	874 sq ft	Oct 2024	\$433,000	\$495
12X	1,236 sq ft	Sep 2024	\$650,000	\$526
15M	874 sq ft	Sep 2024	\$530,000	\$606
4O	1,173 sq ft	Aug 2024	\$520,000	\$443

Market Information



Tides (South):	\$521/sq. ft.	Hollywood Beach:	\$422/sq. ft.
Hollywood Beach:	\$422/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Tides (South)	11%
Hollywood Beach	7%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tides (South)	132 days
Hollywood Beach	86 days
Broward	74 days

