

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

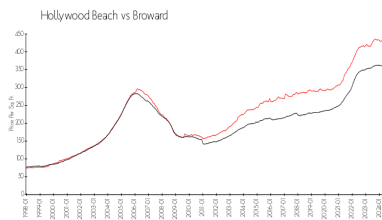
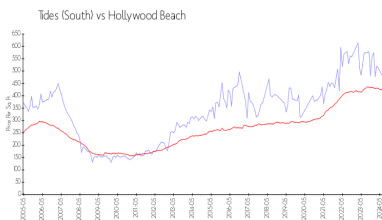
Building Association Information

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

