

# Unit C11M - Tides (South)

C11M - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

## Unit Information

MLS Number: A11669993  
 Status: Active  
 Size: 874 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$525,000  
 List PPSF: \$601  
 Valuated Price: \$444,000  
 Valuated PPSF: \$508

*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

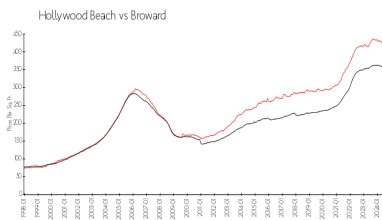
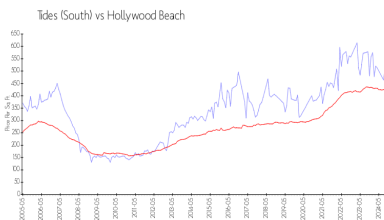
## Building Association Information

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

