

Unit C2H - Tides (South)

C2H - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

MLS Number:	A11687687
Status:	Active
Size:	874 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$449,900
List PPSF:	\$515
Valuated Price:	\$397,000
Valuated PPSF:	\$454

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

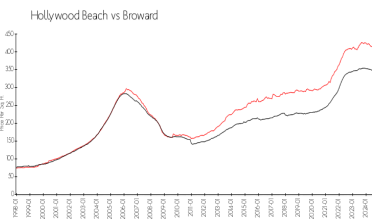
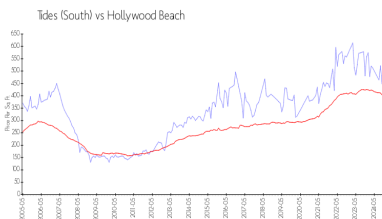
Building Association Information

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

