

Unit C8S - Tides (South)

C8S - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

MLS Number:	A11892704
Status:	Active
Size:	789 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Valet Parking
View:	
List Price:	\$455,000
List PPSF:	\$577
Valuated Price:	\$261,000
Valuated PPSF:	\$331

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:	35
Building inventory for sale:	9%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

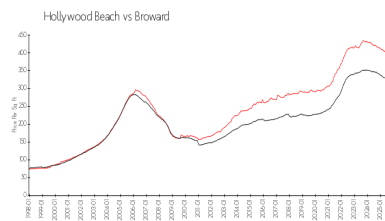
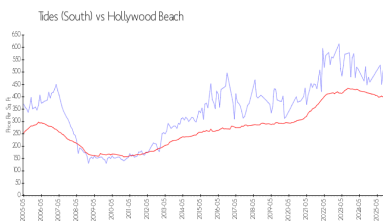
The Tides Condominium
(954) 458-3295

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
15G	1,236 sq ft	Nov 2025	\$549,000	\$444
12E	1,355 sq ft	Nov 2025	\$700,000	\$517
PH16S	789 sq ft	Sep 2025	\$420,000	\$532
11P	1,176 sq ft	Sep 2025	\$520,000	\$442
5P	1,176 sq ft	Sep 2025	\$499,900	\$425

Market Information



Tides (South): \$437/sq. ft.
Hollywood Beach: \$396/sq. ft.

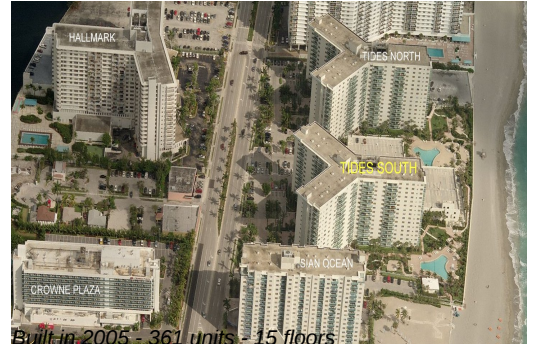
Hollywood Beach: \$396/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Tides (South)	10%
Hollywood Beach	6%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tides (South)	183 days
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Hollywood Beach
Broward

102 days
88 days