

# Unit C4A - Tides (South)

C4A - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | F10407711             |
| Status:         | Active                |
| Size:           | 874 Sq ft.            |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           | Ocean View,Other View |
| List Price:     | \$460,000             |
| List PPSF:      | \$526                 |
| Valuated Price: | \$351,000             |
| Valuated PPSF:  | \$402                 |

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:      | 31  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 18  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 4   |

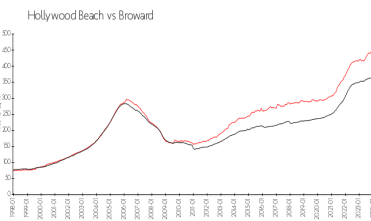
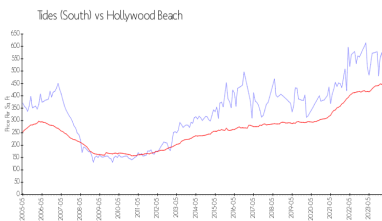
## Building Association Information

The Tides Condominium  
(954) 458-3295

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 3W     | 1,173 sq ft | Mar 2024     | \$555,000  | \$473 |
| 4F     | 1,173 sq ft | Mar 2024     | \$750,000  | \$639 |
| 4K     | 874 sq ft   | Feb 2024     | \$485,000  | \$555 |
| 4N     | 1,236 sq ft | Feb 2024     | \$565,000  | \$457 |
| 2B     | 874 sq ft   | Jan 2024     | \$379,900  | \$435 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Tides (South):   | \$520/sq. ft. | Hollywood Beach: | \$439/sq. ft. |
| Hollywood Beach: | \$439/sq. ft. | Broward:         | \$349/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Tides (South)   | 9% |
| Hollywood Beach | 5% |
| Broward         | 3% |

## Avg. Time to Close Over Last 12 Months



Tides (South)  
Hollywood Beach  
Broward

153 days  
84 days  
66 days