

Unit C10Q - Tides (South)

C10Q - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

MLS Number:	A11505940
Status:	Active
Size:	812 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$469,900
List PPSF:	\$579
Valuated Price:	\$438,000
Valuated PPSF:	\$539

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:	25
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	3

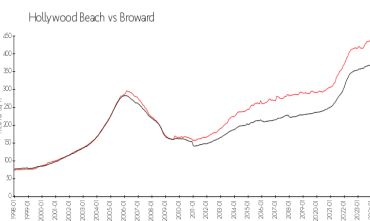
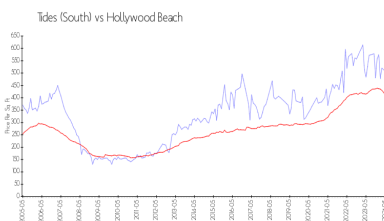
Building Association Information

The Tides Condominium
(954) 458-3295

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3B	874 sq ft	May 2024	\$395,000	\$452
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

Market Information



Tides (South):	\$508/sq. ft.	Hollywood Beach:	\$413/sq. ft.
Hollywood Beach:	\$413/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Tides (South)	7%
Hollywood Beach	5%
Broward	3%

Avg. Time to Close Over Last 12 Months



Tides (South)	158 days
Hollywood Beach	87 days
Broward	68 days