

# Unit C4O - Tides (South)

C4O - 3901 S Ocean Dr, Hollywood Beach, FL, Broward 33109

## Unit Information

MLS Number:	A11510706
Status:	Active
Size:	1,173 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$550,000
List PPSF:	\$469
Valuated Price:	\$569,000
Valuated PPSF:	\$485

*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:	24
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

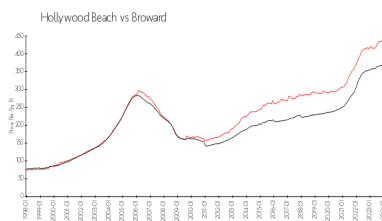
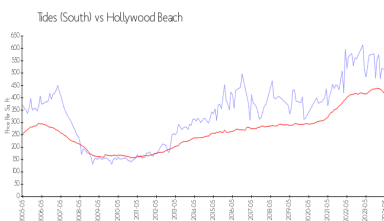
## Building Association Information

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)  
Hollywood Beach  
Broward

158 days  
87 days  
68 days