

Unit 2304 - Quadomain Britannia

2304 - 2401 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11378757
Status:	Active
Size:	1,290 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$564,000
List PPSF:	\$437
Valuated Price:	\$471,000
Valuated PPSF:	\$365

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:	203
Number of active listings for rent:	13
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

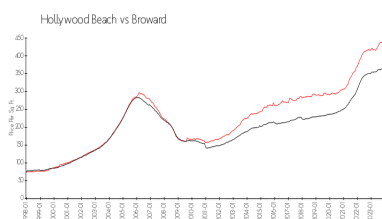
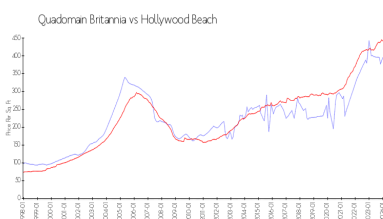
Quadomain Condominium Association Inc
2201 South Ocean Drive # 2
Hollywood, FL 33019
(954) 921-8902

http://www.quadomainweb.com/quadomain/outside_home.asp

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	1,000 sq ft	Apr 2024	\$290,000	\$290
2005	1,250 sq ft	Feb 2024	\$500,000	\$400
1906	1,000 sq ft	Feb 2024	\$390,000	\$390
404	1,290 sq ft	Jan 2024	\$430,000	\$333
806	1,000 sq ft	Dec 2023	\$299,000	\$299

Market Information



Quadomain	\$358/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Britannia:		Broward:	\$349/sq. ft.
Hollywood Beach:	\$427/sq. ft.		

Inventory for Sale

Quadomain Britannia	6%
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Hollywood Beach	6%
Broward	4%

Avg. Time to Close Over Last 12 Months

Quadomain Britannia	90 days
Hollywood Beach	85 days
Broward	67 days