

# Unit 803 - Quadomain Tower 4

803 - 2101 S Ocean Dr, Hollywood, FL, Broward 33019

## Unit Information

MLS Number: A11509786  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Covered Parking, Other Parking  
 View:  
 List Price: \$619,000  
 List PPSF: \$413  
 Valuated Price: \$518,000  
 Valuated PPSF: \$345

*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: 205  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

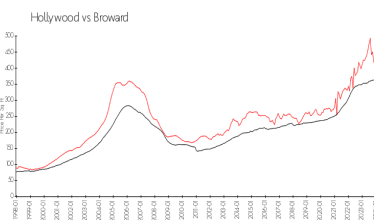
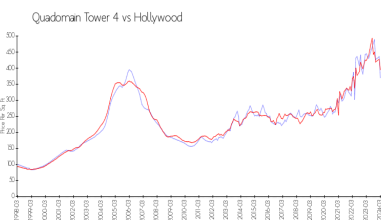
Quadomain Condominium Association Inc  
 2201 South Ocean Drive # 2  
 Hollywood, FL 33019  
 (954) 921-8902

<http://www.quadomainweb.com/quadomain/home.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1704	1,050 sq ft	Apr 2024	\$491,000	\$468
1006	980 sq ft	Feb 2024	\$345,000	\$352
2802	980 sq ft	Nov 2023	\$458,000	\$467
701	1,400 sq ft	Nov 2023	\$585,000	\$418
1605	1,100 sq ft	May 2023	\$510,000	\$464

## Market Information



Quadomain Tower 4: \$370/sq. ft.  
 Hollywood: \$395/sq. ft.

Hollywood: \$395/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Quadomain Tower 4: 5%  
 Hollywood: 3%



Broward

3%

**Avg. Time to Close Over Last 12 Months**

Quadomain Tower 4	109 days
Hollywood	88 days
Broward	66 days