

# Unit 1001 - Quadomain Catania

1001 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11527158
Status:	Pending
Size:	1,400 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$698,700
List PPSF:	\$499
Valuated Price:	\$624,000
Valuated PPSF:	\$462

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

## Building Association Information

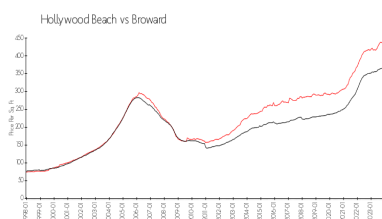
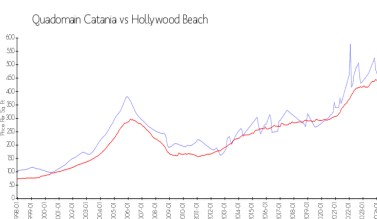
Quadomain Condominium Association Inc  
U2201 South Ocean Drive # 2  
Hollywood, FL 33019  
(954) 921-8902

[http://www.quadomainweb.com/quadomain/outside\\_home.asp](http://www.quadomainweb.com/quadomain/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	1,090 sq ft	Dec 2023	\$490,000	\$450
1208	1,090 sq ft	Dec 2023	\$577,000	\$529
1007	1,240 sq ft	Jul 2023	\$650,000	\$524
2003	1,400 sq ft	Jun 2023	\$750,000	\$536

## Market Information



Quadomain Catania: \$432/sq. ft.  
Hollywood Beach: \$426/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Quadomain Catania	2%
Hollywood Beach	5%



Built in 1981 - 203 units - 27 floors

Broward	4%
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**Avg. Time to Close Over Last 12 Months**

Quadomain Catania	90 days
Hollywood Beach	86 days
Broward	67 days