

# Unit 506 - Quadomain Catania

506 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11530882
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$409,000
List PPSF:	\$409
Valuated Price:	\$298,000
Valuated PPSF:	\$308

*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

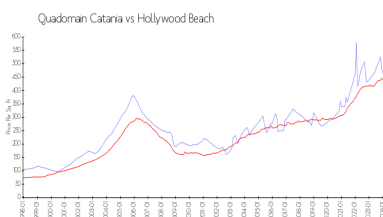
Quadomain Condominium Association Inc  
U2201 South Ocean Drive # 2  
Hollywood, FL 33019  
(954) 921-8902

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

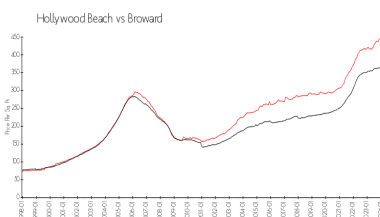
## Recent Sales

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: \$423/sq. ft.  
Hollywood Beach: \$427/sq. ft.



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

## Inventory for Sale

Quadomain Catania	2%
Hollywood Beach	6%
Broward	4%



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

Quadomain Catania	90 days
Hollywood Beach	85 days
Broward	67 days