

# Unit 204 - Quadomain Tower 4

204 - 2101 S Ocean Dr, Hollywood, FL, Broward 33019

## Unit Information

MLS Number:	A11539404
Status:	Active
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$449,000
List PPSF:	\$428
Valuated Price:	\$363,000
Valuated PPSF:	\$346



Built in 1975 - 205 units - 28 floors

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:	3
Number of sales over the last 3 months:	1

## Building Association Information

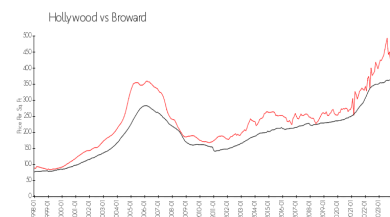
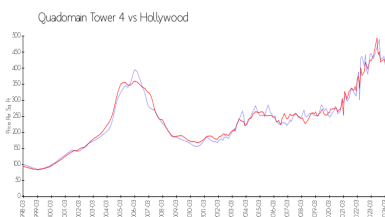
Quadomain Condominium Association Inc  
2201 South Ocean Drive # 2  
Hollywood, FL 33019  
(954) 921-8902

<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: \$391/sq. ft.  
Hollywood: \$407/sq. ft.

Hollywood: \$407/sq. ft.  
Broward: \$349/sq. ft.

## Inventory for Sale

Quadomain Tower 4	5%
Hollywood	3%

Broward

4%

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

Quadomain Tower 4	109 days
Hollywood	95 days
Broward	67 days