

# Unit 2402 - Quadomain Catania

2402 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11551862  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking  
 View:  
 List Price: \$530,000  
 List PPSF: \$530  
 Valuated Price: \$535,000  
 Valuated PPSF: \$553

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

## Building Association Information

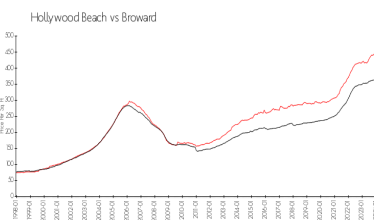
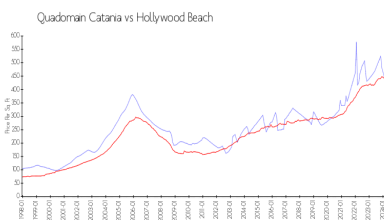
Quadomain Condominium Association Inc  
 U2201 South Ocean Drive # 2  
 Hollywood, FL 33019  
 (954) 921-8902

[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
2002	1,000 sq ft	May 2023	\$482,500	\$483

## Market Information



Quadomain Catania: \$433/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Quadomain Catania 3%



Hollywood Beach	5%
Broward	3%

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

Quadomain Catania	87 days
Hollywood Beach	84 days
Broward	66 days