

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: | \$522,000 |
| Valuated PPSF: | \$539 |

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

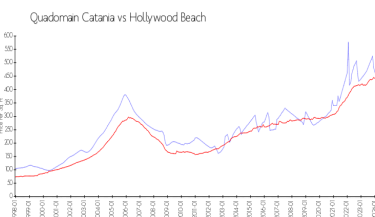
Quadomain Condominium Association Inc
U2201 South Ocean Drive # 2
Hollywood, FL 33019
(954) 921-8902

http://www.quadomainweb.com/quadomain/outside_home.asp

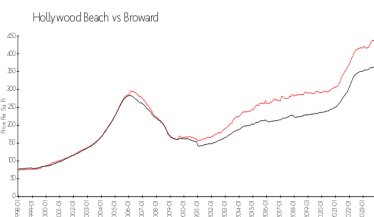
Recent Sales

| 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 | 5% |



Built in 1981 - 203 units - 27 floors

| | |
|---------|----|
| Broward | 4% |
|---------|----|

Avg. Time to Close Over Last 12 Months

| | |
|-------------------|---------|
| Quadomain Catania | 90 days |
| Hollywood Beach | 85 days |
| Broward | 67 days |