

# Unit 506 - Quadomain Catania

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

## Unit Information

MLS Number: A11587067  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$409,000  
 List PPSF: \$409  
 Valuated Price: \$303,000  
 Valuated PPSF: \$313

*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: 14  
 Building inventory for sale: 6%  
 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: 2

## Building Association Information

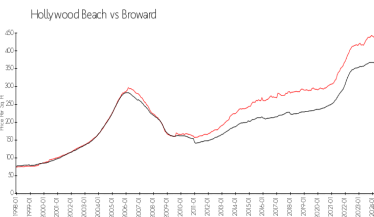
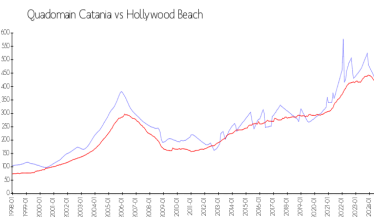
Quadomain Condominium Association Inc  
 U2201 South Ocean Drive # 2  
 Hollywood, FL 33019  
 (954) 921-8902

[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
2101	1,460 sq ft	Jun 2024	\$635,000	\$435
1001	1,400 sq ft	Jun 2024	\$670,000	\$479
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

## Market Information



Quadomain Catania: \$429/sq. ft.  
 Hollywood Beach: \$418/sq. ft.

Hollywood Beach: \$418/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Quadomain Catania 7%  
 Hollywood Beach 5%



Broward

4%

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

Quadomain Catania	109 days
Hollywood Beach	91 days
Broward	70 days