

# Unit 2405 - Quadomain Catania

2405 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11591260
Status:	Active
Size:	1,230 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$618,000
List PPSF:	\$502
Valuated Price:	\$523,000
Valuated PPSF:	\$396

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

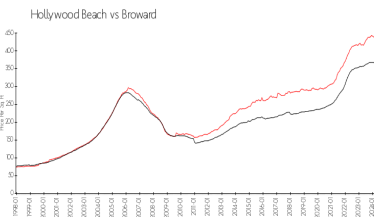
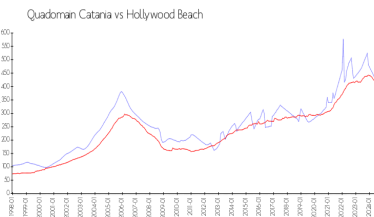
Quadomain Condominium Association Inc  
 U2201 South Ocean Drive # 2  
 Hollywood, FL 33019  
 (954) 921-8902

[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