

# Unit 1503 - Quadomain Britannia

1503 - 2401 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11605483
Status:	Active Under Contract
Size:	1,400 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$650,000
List PPSF:	\$464
Valuated Price:	\$492,000
Valuated PPSF:	\$337

*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:	13
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

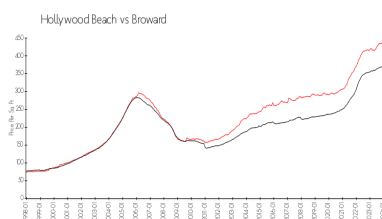
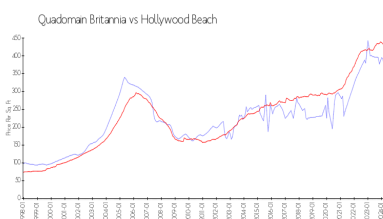
Quadomain Condominium Association Inc  
2201 South Ocean Drive # 2  
Hollywood, FL 33019  
(954) 921-8902

[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
605	1,240 sq ft	May 2024	\$385,000	\$310
606	1,000 sq ft	Apr 2024	\$290,000	\$290
2005	1,250 sq ft	Feb 2024	\$500,000	\$400
1906	1,000 sq ft	Feb 2024	\$390,000	\$390
404	1,290 sq ft	Jan 2024	\$430,000	\$333

## Market Information



Quadomain	\$342/sq. ft.	Hollywood Beach:	\$412/sq. ft.
Britannia:		Broward:	\$351/sq. ft.
Hollywood Beach:	\$412/sq. ft.		

## Inventory for Sale

Quadomain Britannia	5%
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Hollywood Beach	5%
Broward	4%

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

Quadomain Britannia	90 days
Hollywood Beach	90 days
Broward	69 days