

# Unit 2302 - Quadomain Catania

2302 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11607091
Status:	Pending
Size:	1,000 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$549,900
List PPSF:	\$550
Valuated Price:	\$555,000
Valuated PPSF:	\$573

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:	13
Building inventory for sale:	6%
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:	2

## Building Association Information

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

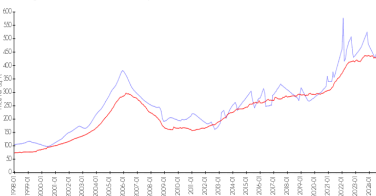
[http://www.quadomainweb.com/quadomain/outside\\_home.asp](http://www.quadomainweb.com/quadomain/outside_home.asp)

## Recent Sales

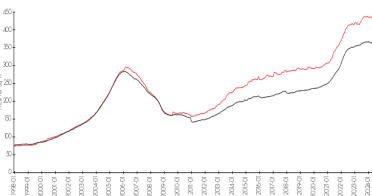
Unit #	Size	Closing Date	Sale Price	PPSF
2101	1,460 sq ft	Jun 2024	\$635,000	\$435
1001	1,400 sq ft	Jun 2024	\$670,000	\$479
308	1,090 sq ft	Dec 2023	\$490,000	\$450
1208	1,090 sq ft	Dec 2023	\$577,000	\$529

## Market Information

Quadomain Catania vs Hollywood Beach



Hollywood Beach vs Broward



Quadomain Catania: \$454/sq. ft.  
 Hollywood Beach: \$426/sq. ft.

Hollywood Beach: \$426/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Quadomain Catania	6%
Hollywood Beach	6%
Broward	4%



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

Quadomain Catania	124 days
Hollywood Beach	88 days
Broward	72 days