

# Unit 1105 - Quadomain Tower 4

1105 - 2101 S Ocean Dr, Hollywood, FL, Broward 33019

## Unit Information

MLS Number:	A11621725
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	
List Price:	\$485,000
List PPSF:	\$441
Valuated Price:	\$406,000
Valuated PPSF:	\$369



*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:	205
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

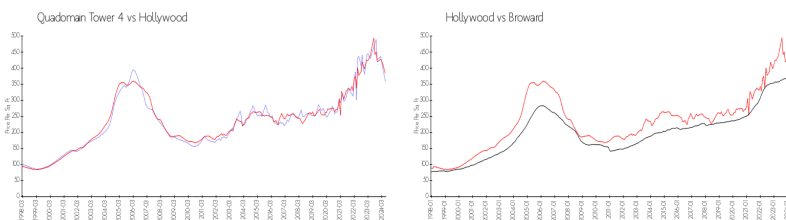
Quadomain Condominium Association Inc  
2201 South Ocean Drive # 2  
Hollywood, FL 33019  
(954) 921-8902

<http://www.quadomainweb.com/quadomain/home.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2606	980 sq ft	Jun 2024	\$360,000	\$367
403	1,500 sq ft	Jun 2024	\$407,000	\$271
1704	1,050 sq ft	Apr 2024	\$491,000	\$468
1006	980 sq ft	Feb 2024	\$345,000	\$352
2802	980 sq ft	Nov 2023	\$458,000	\$467
701	1,400 sq ft	Nov 2023	\$585,000	\$418

## Market Information



Quadomain Tower 4: \$359/sq. ft.  
Hollywood: \$383/sq. ft.

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Broward: \$349/sq. ft.

## Inventory for Sale

Quadomain Tower 4 3%

Hollywood	2%
Broward	4%

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

Quadomain Tower 4	125 days
Hollywood	100 days
Broward	70 days