

Unit 407 - Quadomain Catania

407 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11667276
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$499,000
List PPSF:	\$402
Valuated Price:	\$483,000
Valuated PPSF:	\$372

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:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

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

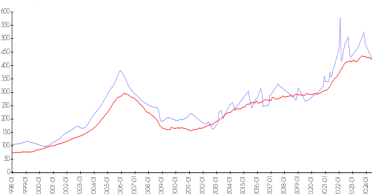
http://www.quadomainweb.com/quadomain/outside_home.asp

Recent Sales

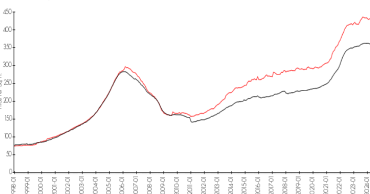
Unit #	Size	Closing Date	Sale Price	PPSF
2405	1,230 sq ft	Oct 2024	\$575,000	\$467
1505	1,230 sq ft	Sep 2024	\$585,000	\$476
801	1,350 sq ft	Sep 2024	\$745,000	\$552
2101	1,460 sq ft	Jun 2024	\$635,000	\$435
1001	1,400 sq ft	Jun 2024	\$670,000	\$479

Market Information

Quadomain Catania vs Hollywood Beach



Hollywood Beach vs Broward



Quadomain Catania:	\$469/sq. ft.	Hollywood Beach:	\$422/sq. ft.
Hollywood Beach:	\$422/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Quadomain Catania	6%
Hollywood Beach	7%
Broward	4%

Avg. Time to Close Over Last 12 Months



Quadomain Catania
Hollywood Beach
Broward

123 days
86 days
74 days