

# Unit 2302 - Quadomain Tower 4

2302 - 2101 S Ocean Dr, Hollywood, FL, Broward 33019

## Unit Information

MLS Number: A11671553  
 Status: Active  
 Size: 980 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$450,000  
 List PPSF: \$459  
 Valuated Price: \$353,000  
 Valuated PPSF: \$360

*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: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

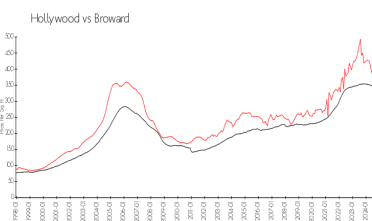
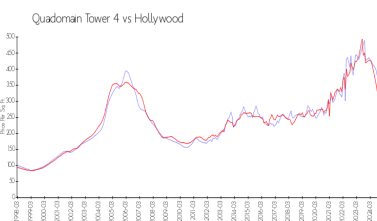
Quadomain Condominium Association Inc  
 2201 South Ocean Drive # 2  
 Hollywood, FL 33019  
 (954) 921-8902

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2807 (Penthouse)	1,350 sq ft	Dec 2024	\$560,000	\$415
803	1,500 sq ft	Sep 2024	\$53,000	\$35
1606	980 sq ft	Aug 2024	\$336,000	\$343
2606	980 sq ft	Jun 2024	\$360,000	\$367
403	1,500 sq ft	Jun 2024	\$407,000	\$271

## Market Information



Quadomain Tower 4: \$338/sq. ft.  
 Hollywood: \$272/sq. ft.

Hollywood: \$272/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Quadomain Tower 4: 2%  
 Hollywood: 3%  
 Broward: 5%



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

Quadomain Tower 4	111 days
Hollywood	90 days
Broward	78 days