

# Unit PH A8 - Quadomain Catania

PH A8 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11679892
Status:	Active
Size:	1,090 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$750,000
List PPSF:	\$688
Valuated Price:	\$583,000
Valuated PPSF:	\$452

*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:	14
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

## Building Association Information

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

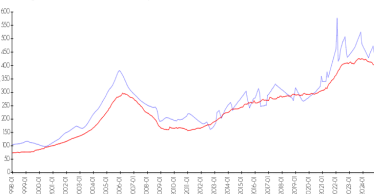
[http://www.quadomainweb.com/quadomain/outside\\_home.asp](http://www.quadomainweb.com/quadomain/outside_home.asp)

## Recent Sales

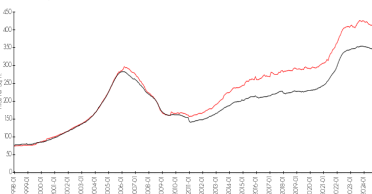
Unit #	Size	Closing Date	Sale Price	PPSF
PH 02	1,000 sq ft	Jan 2025	\$490,000	\$490
1507	1,240 sq ft	Jan 2025	\$500,000	\$403
2302	1,000 sq ft	Dec 2024	\$510,000	\$510
2004	1,070 sq ft	Dec 2024	\$575,000	\$537
2405	1,230 sq ft	Oct 2024	\$575,000	\$467

## Market Information

Quadomain Catania vs Hollywood Beach



Hollywood Beach vs Broward



Quadomain Catania:	\$430/sq. ft.	Hollywood Beach:	\$402/sq. ft.
Hollywood Beach:	\$402/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Quadomain Catania	7%
Hollywood Beach	7%
Broward	5%

## Avg. Time to Close Over Last 12 Months



Quadomain Catania  
Hollywood Beach  
Broward

77 days  
91 days  
78 days