

# Unit 2606 - Quadomain Britannia

2606 - 2401 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11690338  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$390,000  
 List PPSF: \$390  
 Valuated Price: \$405,000  
 Valuated PPSF: \$405

*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: 13  
 Number of active listings for sale: 16  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 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

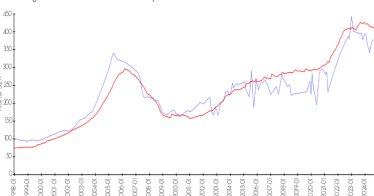
[http://www.quadomainweb.com/quadomain/outside\\_home.asp](http://www.quadomainweb.com/quadomain/outside_home.asp)

## Recent Sales

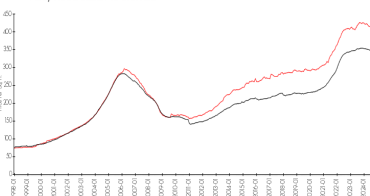
Unit #	Size	Closing Date	Sale Price	PPSF
PH-A4	1,070 sq ft	Nov 2024	\$422,500	\$395
2104	1,290 sq ft	Nov 2024	\$470,000	\$364
1905	1,250 sq ft	Sep 2024	\$456,800	\$365
607	1,240 sq ft	Aug 2024	\$371,000	\$299
604	1,290 sq ft	Aug 2024	\$420,000	\$326
1503	1,400 sq ft	Aug 2024	\$625,000	\$446

## Market Information

Quadomain Britannia vs Hollywood Beach



Hollywood Beach vs Broward



Quadomain Britannia:	\$385/sq. ft.	Hollywood Beach:	\$402/sq. ft.
Hollywood Beach:	\$402/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Quadomain Britannia: 8%  
 Hollywood Beach: 7%  
 Broward: 5%



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

Quadomain Britannia	90 days
Hollywood Beach	91 days
Broward	78 days