

# Unit 2304 - Quadomain Britannia

2304 - 2401 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11868635    |
| Status:         | Active       |
| Size:           | 1,070 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$650,000    |
| List PPSF:      | \$607        |
| Valuated Price: | \$498,000    |
| Valuated PPSF:  | \$386        |

*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:      | 8   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

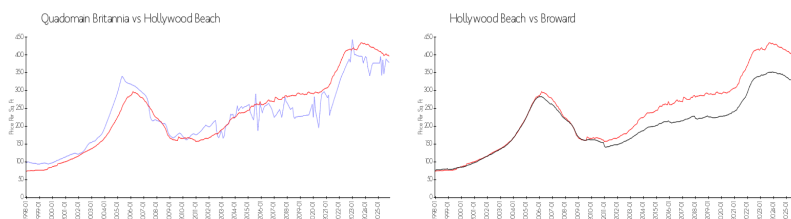
Quadomain Condominium Association Inc  
2201 South Ocean Drive # 2  
Hollywood, FL 33019  
(954) 921-8902

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1107   | 1,240 sq ft | Sep 2025     | \$405,000  | \$327 |
| 1003   | 1,400 sq ft | Aug 2025     | \$485,000  | \$346 |
| 2604   | 1,070 sq ft | Jun 2025     | \$470,000  | \$439 |
| 907    | 1,240 sq ft | May 2025     | \$465,000  | \$375 |
| 2606   | 1,000 sq ft | Apr 2025     | \$360,000  | \$360 |
| 903    | 1,400 sq ft | Apr 2025     | \$600,000  | \$429 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Quadomain        | \$378/sq. ft. | Hollywood Beach: | \$396/sq. ft. |
| Britannia:       |               |                  |               |
| Hollywood Beach: | \$396/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                     |    |
|---------------------|----|
| Quadomain Britannia | 4% |
| Hollywood Beach     | 6% |
| Broward             | 4% |



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

|                     |          |
|---------------------|----------|
| Quadomain Britannia | 85 days  |
| Hollywood Beach     | 102 days |
| Broward             | 88 days  |