

Unit 1204 - Quadomain Catania

1204 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11919282
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$574,000
List PPSF:	\$536
Valuated Price:	\$516,000
Valuated PPSF:	\$430

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:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

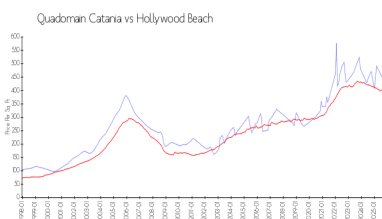
Quadomain Condominium Association Inc
U2201 South Ocean Drive # 2
Hollywood, FL 33019
(954) 921-8902

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

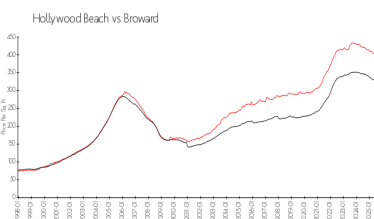
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2608	1,090 sq ft	Dec 2025	\$640,000	\$587
407	1,240 sq ft	Oct 2025	\$375,000	\$302
1906	1,000 sq ft	Oct 2025	\$310,000	\$310
1503	1,400 sq ft	Sep 2025	\$620,000	\$443
2206	1,000 sq ft	Aug 2025	\$335,000	\$335

Market Information



Quadomain Catania: \$424/sq. ft.
Hollywood Beach: \$396/sq. ft.



Hollywood Beach: \$396/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Quadomain Catania	5%
Hollywood Beach	6%
Broward	4%



Avg. Time to Close Over Last 12 Months

Quadomain Catania	90 days
Hollywood Beach	102 days
Broward	88 days