

Unit 403 - Quadomain Tower 4

403 - 2101 S Ocean Dr, Hollywood, FL, Broward 33019

Unit Information

MLS Number:	F10411242
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Ocean View,Other View
List Price:	\$445,000
List PPSF:	\$297
Valuated Price:	\$498,000
Valuated PPSF:	\$332

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:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

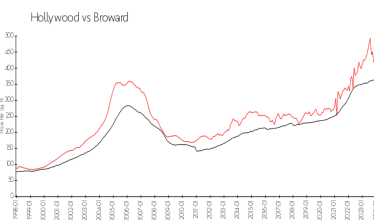
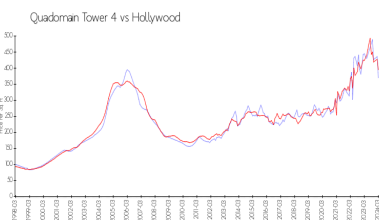
Quadomain Condominium Association Inc
 2201 South Ocean Drive # 2
 Hollywood, FL 33019
 (954) 921-8902

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1704	1,050 sq ft	Apr 2024	\$491,000	\$468
1006	980 sq ft	Feb 2024	\$345,000	\$352
2802	980 sq ft	Nov 2023	\$458,000	\$467
701	1,400 sq ft	Nov 2023	\$585,000	\$418
1605	1,100 sq ft	May 2023	\$510,000	\$464

Market Information



Quadomain Tower 4: \$370/sq. ft.
 Hollywood: \$395/sq. ft.

Hollywood: \$395/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Quadomain Tower 4	5%
Hollywood	3%



Broward

3%

Avg. Time to Close Over Last 12 Months

Quadomain Tower 4	109 days
Hollywood	88 days
Broward	66 days