

Unit 2101 - Quadomain Catania

2101 - 2301 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: F10416143
 Status: Active
 Size: 1,460 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Covered Parking
 View: Ocean View, Direct Ocean
 List Price: \$650,000
 List PPSF: \$445
 Valuated Price: \$699,000
 Valuated PPSF: \$518

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: 6
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

Building Association Information

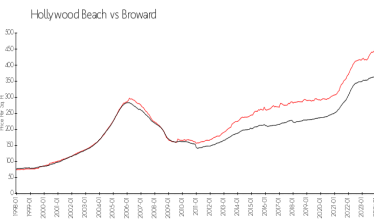
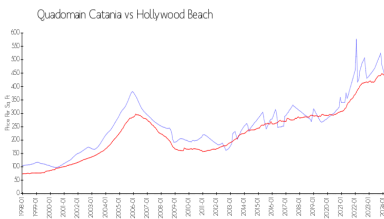
Quadomain Condominium Association Inc
 U2201 South Ocean Drive # 2
 Hollywood, FL 33019
 (954) 921-8902

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 308 | 1,090 sq ft | Dec 2023 | \$490,000 | \$450 |
| 1208 | 1,090 sq ft | Dec 2023 | \$577,000 | \$529 |
| 1007 | 1,240 sq ft | Jul 2023 | \$650,000 | \$524 |
| 2003 | 1,400 sq ft | Jun 2023 | \$750,000 | \$536 |
| 2002 | 1,000 sq ft | May 2023 | \$482,500 | \$483 |

Market Information



Quadomain Catania: \$433/sq. ft.
 Hollywood Beach: \$439/sq. ft.

Hollywood Beach: \$439/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Quadomain Catania: 3%
 Hollywood Beach: 5%



Broward

3%

Avg. Time to Close Over Last 12 Months

| | |
|-------------------|---------|
| Quadomain Catania | 87 days |
| Hollywood Beach | 84 days |
| Broward | 66 days |