

Unit 506 - Quadomain Tower 1

506 - 2201 S Ocean Dr, Hollywood, FL, Broward 33019

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | F10424611 |
| Status: | Active |
| Size: | 980 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View: | Other View |
| List Price: | \$329,000 |
| List PPSF: | \$336 |
| Valuated Price: | \$322,000 |
| Valuated PPSF: | \$329 |

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

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|--|-----|
| Number of units: | 198 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

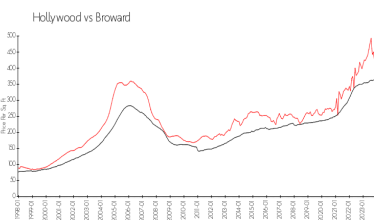
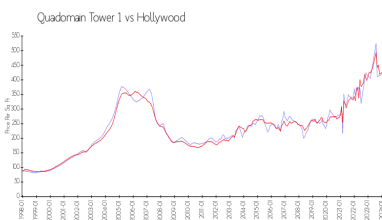
Quadomain Condominium Association Inc
2201 South Ocean Drive # 2
Hollywood, FL 33019
(954) 921-8902

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 906 | 980 sq ft | Apr 2024 | \$335,000 | \$342 |
| 1901 | 1,400 sq ft | Mar 2024 | \$670,000 | \$479 |
| 1602 | 980 sq ft | Feb 2024 | \$500,000 | \$510 |
| 2808 | 1,200 sq ft | Sep 2023 | \$545,000 | \$454 |
| 1808 | 1,200 sq ft | Aug 2023 | \$605,000 | \$504 |
| 605 | 1,100 sq ft | Aug 2023 | \$499,000 | \$454 |

Market Information



Quadomain Tower 1: \$426/sq. ft.
Hollywood: \$407/sq. ft.

Hollywood: \$407/sq. ft.
Broward: \$349/sq. ft.

Inventory for Sale

Quadomain Tower 1 2%



| | |
|-----------|----|
| Hollywood | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------|---------|
| Quadomain Tower 1 | 87 days |
| Hollywood | 95 days |
| Broward | 67 days |